Name and Address of New Owner:
Larchmont Revocable Living Trust
117 Larchmont Drive
Madison, TN 37115

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1201322 DEEDQC
11/05/2024 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241105-0085825

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 43-11-159

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly Darby as heir for Teresa Neal Rhodes and Kelly Ann Darby Successor Trustee of the Ray Neal Lewis Trust** , "the Grantor," convey and quitclaim any interest they have unto **Kelly Darby as Trustee of the Larchmont Revocable Living Trust dated October 9. 2024,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 19 on the second Revised Plan of Myatt and Eagan's Subdivision of Lots Nos 2 and 3 of Anderson Estates, as of record in Book 1424, Page 150, Register's Office for Davidson County.

Said Lot No. 19 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed from Claude Ellis Neal, I and Teresa Neal Rhodes by Executor's Deed to Teresa Neal Rhodes, a One Half (1/2) share and Teresa Neal Rhodes, Trustee for the Ray Neal Lewis Trust, a One Half (1/2) share, Recorded on October 7, 2016 and of record as Instrument No. 20161007-0106180 in the Register's Office for Davidson County, Tennessee.

The said Teresa Neal Rhodes is now deceased.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of October, 2024.

Kelly Ann Darby, Individually (SEAL)

Ray Lewis Neal Trust

By: Kelly Ann Darby, Successor Trustee (SEAL)

Ray Lewis Neal, Individually (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally appeared before me, a Notary Public in and for said State and County, Kelly Ann Darby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2024

MISTY GROVES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027 ROBERTSON COUNTY

Notary Public
My commission expires: 9-21-27

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kelly Ann Darby, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of the Ray Neal Lewis Trust, the within named bargainor, and she as such Sucessor Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the Ray Neal Lewis Trust, by herself as Successor Trustee.

WITNESS my hand and official seal this 30th day of October, 2024

MISTY GROVES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027 ROBERTSON COUNTY

Notary Public
My commission expires: 9-21-27

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally appeared before me, a Notary Public in and for said State and County, Ray Lewis Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2024

MISTY GROVES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027 ROBERTSON COUNTY

Notary Public
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of October, 2024

Notary Public
My commission expires: 9-21-27

MISTY GROVES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027 ROBERTSON COUNTY

202411050085825

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct 30, 2024 (date of document)

Regina Sullo

Affiant Signature

November 4, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 4 day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

