Karen Johnson Davidson County
Batch# 1202539 DEEDQC
11/07/2024 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086582

Parcel Identification Number:	Owner:	Responsible Taxpayer:
117 01 0 037.00	3104 Woodlawn, LLC 5923 Kingston Pike, #366 Knoxville, TN 37919	3104 Woodlawn, LLC 5923 Kingston Pike, #366 Knoxville, TN 37919

QUITCLAIM DEED

This INDENTURE is made on this 21 day of October, 2024 by and between **AMY E. BUCKNER, TRUSTEE OF THE DOUBLE HAPPY LIVING TRUST DATED DECEMBER 22, 2011** ("Grantor"), and **3104 WOODLAWN, LLC**, a Tennessee limited liability company ("Grantee").

WITNESSETH:

That Grantor, for good and valuable consideration paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and quitclaimed and does hereby release and quitclaim unto Grantee all of the estate, right, title, and interest of Grantor in and to that certain real property and premises described in **Exhibit A** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

THE DOUBLE HAPPY LIVING TRUST DATED DECEMBER 22, 2011

Amy E. Buckner, Trustee

Prepared by:
Woolf, McClane, Bright, Allen & Carpenter, PLLC
Post Office Box 900
Knoxville, TN 37901-0900

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared **Amy E. Buckner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the **Double Happy Living Trust dated December 22, 2011**, the within named bargainor, a Trust, and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal, this 31 day of October, 2024.

Mary Steinkamp
Notary Public

My Commission Expires:
May 3, 2027

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration of this quitclaim deed is $0.

Affiant

Subscribed and sworn to before me this 31 day of October, 2024.

Mary Steinkamp
Notary Public

My Commission Expires:
May 3, 2027

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

6518621.2

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1949, as follows:

Beginning on the Northerly margin of Woodlawn Drive, 335.65 feet East of the Easterly line of the property conveyed to William A. Beasley, Jr., by deed from Mollie Glennon, et al, as of record in Book 1394, Page 187, Register's Office for said County, being the corner of Lots 3 and 4; thence with the line between said two lots, North 0 Degrees 09 Minutes East 345 feet to an iron pin; thence South 88 Degrees 0 Minutes East 112 feet to an iron pin in the corner of Lots 2 and 3; thence with the line between said lots, South 0 Degrees 09 Minutes West 342.1 feet to the Northerly margin of Woodlawn Drive; thence with the margin of the same, North 89 Degrees 27 Minutes West 112.05 feet to the beginning.

BEING the same property conveyed to Amy E. Buckner, Trustee of the Double Happy Living Trust dated December 22, 2011, by deed dated August 31, 2022, and recorded on September 2, 2022, of record as Instrument No. 20220902-0099178, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4058, Page 442. No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3104 Woodlawn Drive Nashville TN 37215

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/6/2024 (date of document).

Affiant Signature

11/6/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

