Certificate of Authenticity

I, Douglas L. Waterman, 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 NOVEMBER 14 2024.

Affiant Signature

11/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of NOVEMBER, 20 24.

Notary's Signature

My Commission Expires: 5-5-25
Date

Notary's Seal (if on paper)



Karen Johnson Davidson County
Batch# 1205492 DEEDQC
11/15/2024 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089012

Prepared from information provided by the parties h
insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Victoria M. Freeman Family Trust 3368 Hickory Run Nashville, Tennessee 37211
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	180040A15700CO
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, made this 26th day of September, 2024 by and between Victoria Freeman, a married woman, "Grantor", conveys said real property to The Victoria M. Freeman Family Trust, dated August 16, 2024, Victoria M. Freeman, Trustor and/or Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 104, on the Plan of Section Five, Highland Creeks, RS10 Cluster Lot Subdivision, of record in Instrument No. 20040915011296, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jesse A. Wise, an unmarried man by Warranty Deed from Paul Golin and wife, Jennifer Golin, dated 6/30/2017 of record in Instrument 201707050067557, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Victoria Freeman, a married woman, by Warranty Deed from Jesse A. Wise, a married man, dated 04/30/2020, of record in Instrument 20200708-0074096, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All matters shown on the plat of record in Plat Instrument 20040915011296; (2) Covenants, conditions, easements and restrictions recorded in Book 11568, Page 311 and Instrument No. 20004130037474; (3) Storm Water Detention Agreement including terms and conditions thereof as recorded in Book 11338, Page 738 in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS my/our hand(s) and seal on this 26 day of September, 2024

Victoria M. Freeman

Victoria M. Freeman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Victoria M. Freeman, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 26th day of September, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-25

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant: Victoria M. Freeman

Signed before me, witness my hand and official seal.
This 26th day of September, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-25

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025