Karen Johnson Davidson County
Batch# 1206460 DEEDQC
11/19/2024 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241119-0089477

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 15, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 27, 2026

New Owner Address:
Trading Post Trust
3904 Kimpalong Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Numbers:
126 15 0A 212.00

QUITCLAIM DEED

Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Trading Post Trust**, dated effective December 5, 2014 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 15, 2024**.

Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 15, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Map & Parcel: 126 15 0A 212.00
Property Address: 8309 Trading Post Court, Nashville, Tennessee 37221

Land in Davidson County, Tennessee, being Lot No. 196, on the Plan of Boone Trace, Section 4, of record in Plat Book 9700, page 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014, from Jonathan C. Wall by deed of record in Instrument No. 20150821-0084510, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 8309 Trading Post Court, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 15, 2024.

Affiant Signature

11/15/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day November 15, 2024.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028