Karen Johnson Davidson County
Batch# 1208348 DEEDQC
11/25/2024 01:54:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20241125-0092059

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT | BRENTWOOD, TN 37027
615.208.4532 | ELIZABETH@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, November 25, 2024.

Notary Public

My Commission Expires:

New Owner Address:
Magical Narwhal Trust
307 Artisan Lane
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118-6-D-83.00 CO

QUITCLAIM DEED

Carrie Green and Mitchell Green, wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Magical Narwhal Trust**, dated November 25, 2024 ("Grantee"), a joint revocable trust established by Grantor, 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 25, 2024**.

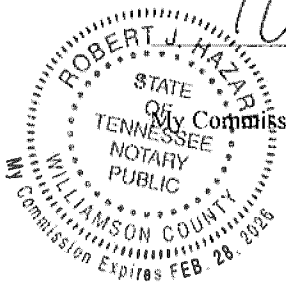
Mitchell Green

Carrie Green

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mitchell Green and Carrie Green**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 25, 2024.



Notary Public

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 83, Gale Park Single Family Homes, a condominium, as described in declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705 and Instrument No. 20120508-0039773, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Green and Mitchell Green, wife and husband, from Gale Park, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20130328-0030302, 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 307 Artisan Lane, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, 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 25, 2024.

Affiant Signature

11/25/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, November 25, 2024.

Notary Public

My Commission Expires: _____

S. ELIZABETH GREENE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-21-2026