Karen Johnson Davidson County
Batch# 1213544 DEEDQC
12/09/2024 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241209-0095536

PREPARED BY:
S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELIZABETH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Terri Evonne Sarrett
AFFIANT

Subscribed and sworn to before me on this day, December 9, 2024.

Notary Public

My Commission Expires:

ELIZABETH GREENE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Commission Expires 08-21-2025

New Owner Address:
Sarrett Family Trust
1212 Knox Valley Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
160-15-C 12-C

QUITCLAIM DEED

James Douglas Sarrett and wife, Eve Little Sarrett (a/k/a Terri Evonne Sarrett) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Sarrett Family Trust**, dated December 9, 2024 ("Grantee"), a revocable trust established by the 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, **December 9, 2024**.

James Douglas Sarrett

Eve Little Sarrett (a/k/a Terri Evonne Sarrett)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Douglas Sarrett and Eve Little Sarrett**, 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, December 9, 2024.

Notary Public

My Commission Expires: _____

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

EXHIBIT A

Unit No. 103 in CLOVERLAND HALL, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to:

1. Plat of record in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements and setback lines; and all matters shown on said Plat.
2. Public Utilities and Drainage easements of record in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, including stormwater detention agreement of record in Instrument No. 20020925-0116817, Register's Office for Davidson County; and public utility easement of record in Deed Book 7868, page 956, Register's Office for Davidson County, Tennessee.
3. Subject to the Master Deed and By-Laws for Cloverland Hall, Horizontal Property Regime, of record in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, and all easements, conditions and restrictions contained therein, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or nation origin to the extent such covenants, conditions or restrictions would violate 42 U.S.C. 3604(c).

Being the same property conveyed to Betty H. Little, a 1/2 Undivided Interest, and James Douglas Sarrett and wife, Eve Little Sarrett, a 1/2 Undivided Interest, from Haury and Smith Contractors, Inc. by deed of record in Instrument No. 20040308-0026251, 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 5601 Cloverland Dr., Unit 103, Brentwood, Tennessee 37027.

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 December 9, 2024.

Affiant Signature

12/9/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 9, 2024.

Notary Public

My Commission Expires: _____

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