Karen Johnson Davidson County
Batch# 1214715 DEEDQC
12/11/2024 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096216

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Sworn to and subscribed before me this 10th day of December, 2024.

Notary Public
My Commission Expires: 9/20/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of December, 2024, among:

CAROLANN RIVERA,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CAROLANN RIVERA, TRUSTEE OF THE RIVERA TRUST DATED DECEMBER 10, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of SECTION FIVE, HOLT WOODS of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carolann Rivera by Warranty Deed from Shannon M. Kemp, unmarried, dated September 6, 2018, and recorded September 10, 2018, at Instrument No. 20180910-0089122, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 204 Holt Hills Road, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Carolann Rivera.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CAROLANN RIVERA

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Carolann Rivera**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Carolann Rivera, Trustee
Rivera Trust dated December 10, 2024
204 Holt Hills Road
Nashville, TN 37211.

Responsible Party For Taxes:

Carolann Rivera, Trustee
Rivera Trust dated December 10, 2024
204 Holt Hills Road
Nashville, TN 37211.

Tax Map and Parcel: 172-15-0A 048.00CO

Certificate of Authenticity

I, Trent Linville, 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 12/10/24.

Date

T Linville

Affiant Signature

12/10/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10th day of December, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

