Karen Johnson Davidson County
Batch# 1217217 DEEDQC
12/17/2024 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097879

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Barbara G. Graham
AFFIANT

Subscribed and sworn to before me this day, December 17, 2024.

Notary Public

My Commission Expires: _____

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

New Owner Address:
Graham Family Trust
5000 Fredericksburg Way E.
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
171-03-0-A-043.00CO

QUITCLAIM DEED

Richard H. Graham and wife, Barbara G. Graham (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Graham Family Trust**, dated December17, 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 17, 2024**.

Richard H. Graham

Barbara G. Graham

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Richard H. Graham and Barbara G. Graham**, 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 17, 2024.

Notary Public

My Commission Expires: _____

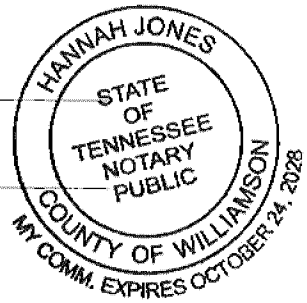


EXHIBIT A

Land in Davidson County, TN, being Lot No. 138 on the Plan of Section 1A Fredericksburg, of record in Book 7900, Page 509; Amended in Book 7900, Page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard H. Graham and wife, Barbara G. Graham, from Radnor Homes Inc., by deed of record in Book 9219, Page 153, 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 5000 Fredericksburg Way E., Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, 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 Decemeber 17, 2024.

Affiant Signature

12/17/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
Decemeber 17, 2024.

Notary Public

My Commission Expires: _____

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