Karen Johnson Davidson County
Batch # 1222434 DEEDQC
01/02/2025 10:23:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250102-0000141

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1401 Burton Valley Road, LLC 5360 Hillsboro Pike Nashville, TN 37215	Same	131-10-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Covington D. Horan (formerly known as Covington G. Dismukes), as Trustee of The Palmer Revocable Trust #1, under trust agreement dated May 27, 2022, as amended** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **1401 Burton Valley Road, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Two, First Addition, Seven Hills Subdivision of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Burton Valley Road at the corner of Lots No. 101 and 102; thence with the line between said lots, Southerly 189.8 feet to a corner of Lot No. 100; thence with the line between Lots No 100 and 101, Easterly 194.4 feet to the Westerly margin of Villa Green Drive; thence with the margin of the same, Northerly 202.5 feet to the beginning of a curve; thence around said curve, Northwesterly 41.02 feet to the South margin of Burton Valley Road; thence with the margin of the same, Westerly 87.09 feet to a concrete monument; continuing with the margin of the same, Westerly 135.25 feet to the point of beginning,

Being the same property conveyed to Covington D. Horan (formerly known as Covington G. Dismukes), as Trustee of The Palmer Revocable Trust #1, under trust agreement dated May 27, 2022, as amended, by Warranty Deed from KE Holdings, LLC, a Mississippi Limited Liability Company, dated June 30, 2022, recorded July 1, 2022, of record in Instrument No. 20220701-0076364, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 18th day of December, 2024.

Covington D. Horan, Trustee
Affiant

Karen Wilhelm Grochau
Notary Public

KAREN WILHELM GROCHAU
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-21-2025

This is improved property, known as 1401 Burton Valley Road, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of December, 2024.

Covington D. Horan, Trustee

COVINGTON D. HORAN, as Trustee of The Palmer Revocable Trust #1, under trust agreement dated May 27, 2022, as amended

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Covington D. Horan (formerly known as Covington G. Dismukes),** as Trustee of The Palmer Revocable Trust #1, under trust agreement dated May 27, 2022, as amended, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Palmer Revocable Trust #1, under trust agreement dated May 27, 2022, as amended, the within named bargainor, and that such **Covington D. Horan,** as such Trustee, acknowledged that she executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust as Trustee.

WITNESS my hand and seal, at office, this 18th day of December, 2024.

Karen Wilhelm Grochau
Notary Public

My Commission Expires: 9-21-2025

KAREN WILHELM GROCHAU
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY