Karen Johnson Davidson County
Batch# 1228670 DEEDQC
01/22/2025 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250122-0004697

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-.

Lydia Reynolds Banker
AFFIANT

Subscribed and sworn to before me on this day, January 21, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Banker Family Trust
7425 Harness Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142 02 0 251.00

QUITCLAIM DEED

Lydia R. Banker ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Banker Family Trust**, dated January 21, 2025 ("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, **January 21, 2025.**

Lydia R. Banker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lydia R. Banker**, 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, January 21, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____



EXHIBIT A

Being Lot No. 279 on the Plan of Cross Timbers, Section 5, as of record in Book 4175, page 119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Harold Banker and wife, Lydia R. Banker from James E. Todd and wife, Myrtle W. Todd by deed of record in Book 4543, Page 665, Register's Office for Davidson County, Tennessee. James Harold Banker having subsequently died on December 2, 2024, and Lydia R. Banker having become the sole owner through rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 7425 Harness Drive, Nashville, TN 37221.

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 January 21, 2025.

Affiant Signature

1/21/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 21, 2025.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027