Karen Johnson Davidson County
Batch# 1232604 DEEDQC
01/31/2025 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007497

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 31, 2025.

Notary Public

My Commission Expires: _____

KAREN ZIGLARI WILES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

New Owner Address:
Withers-Cawley Family Trust
2572 Hessey Pass
Mt. Juliet, TN 37122

Send Tax Bills To:
Same

Map-Parcel Number:
110030A08900CO

QUITCLAIM DEED

Rachel Withers and Keith Cawley, wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Withers-Cawley Family Trust**, dated January 31, 2025 ("Grantee"), a joint revocable trust established by 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 31, 2025**.

Keith Cawley

Rachel Withers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Keith Cawley and Rachel Withers**, 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 31, 2025.

Notary Public

My Commission Expires: _____

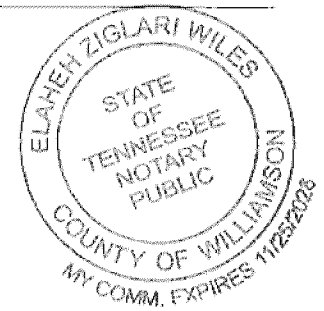


EXHIBIT A

BEING Lot No. 89, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Withers and Keith Cawley, wife and husband, from Frank Batson Homes, Inc., by deed of record in Instrument No. 20160104-0000327, 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 2572 Hessey Pass, Mt. Juliet, TN 37122.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 31, 2025.

Affiant Signature

1/31/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
January 31, 2025.

Notary Public

My Commission Expires: _____

ELAHEH ZIGLARI WILES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028