Karen Johnson
Batch # 1236137
02/11/2025 09 05 39 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250211-0010161

This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
David Nathaniel Girard, Trustee Helen M. Girard, Trustee Girard Living Trust dated February 5, 2025 245 Overby Drive Nashville, TN 37013	SAME	148 03 0 186.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **David Girard**, who is one and the same as David Nathaniel Girard, **and Helen Girard**, who is one and the same as Helen M. Girard, **husband and wife**, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **David Nathaniel Girard and Helen M. Girard, Trustees, or their successors in interest of the Girard Living Trust, dated February 5, 2025, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Overby Hill, of record in Book 8250, page 661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Girard and Helen Girard, husband and wife, by Warranty Deed of record from Justin Rothbart and Holly Mueller, husband and wife, in Instrument No. 20230804-0060509, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 245 Overby Drive, Nashville, TN 37013.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 5th day of February, 2025.

David Girard

Helen Girard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared David Girard and Helen Girard, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 5th day of February, 2025.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

