Karen Johnson Davidson County
Batch# 1237627 DEEDQC
02/14/2025 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250214-0011191

This Instrument prepared by and after recording return to:
Johnny C. Garrett, Esq.
Spencer Fane LLP
100 Bluegrass Commons Blvd. Ste 2370
Hendersonville, Tennessee 37075

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Donald Cliffe Traylor Living Trust 502 Linda Lane Madison, TN 37115	**Map: 042-16 Parcel: 003.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DON C. TRAYLOR, unmarried,** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **DONALD CLIFFE TRAYLOR LIVING TRUST** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Sumner County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Resubdivision of Lots 3 & 4, Blair Heights Subdivision, Section 5, of record in Plat Book 5210 Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.
>
> Being the same property conveyed to Don C. Traylor, unmarried, by deed from Wanda Wiliams, unmarried, of record at Instrument Number 20050808-0093247 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 502 Linda Lane, Madison, Davidson County, Tennessee 37115.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 13 day of February, 2025.

GRANTOR:

Don C Traylor

Don C. Traylor

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Don C. Traylor**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of Feb, 2025.

Notary Public

My Commission Expires: 3/25/25

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 13 day of Feb, 2025.

NOTARY PUBLIC

My Commission Expires: 3/25/25

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, IV, do hereby make oath that I am a licensed attorney and/or 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 February 13, 2025.

Affiant Signature

02.13.25
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 13 day of February 2025.

Notary's Signature

My Commission Expires: 06.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY