This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1237925 DEEDQC
02/18/2025 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011597

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James and Barbara Craig, Trustees 6660 Beacon Lane Nashville, TN 37209	SAME	10207009400

We, **JAMES E. CRAIG AND WIFE, BARBARA C. CRAIG,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **JAMES CRAIG AND BARBARA CRAIG, AS CO-TRUSTEES OF THE CRAIG FAMILY LIVING TRUST UAD FEBRUARY 9, 2025,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Being the same property conveyed to James E. Craig and wife, Barbara C. Craig, by Warranty Deed from Todd & Sheets, a partnership composed of G. H. Todd and H. B. Sheets, of record in Book 4221, Page 668, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 6660 Beacon Lane, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of February, 2025.

James E. Craig
JAMES E. CRAIG

Barbara C. Craig
BARBARA C. CRAIG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Craig and Barbara C. Craig, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 11th day of February, 2025.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

X James E. Craig
Affiant

Subscribed and sworn to before me, this the 11th day of February, 2025.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

2/18/2025

Tennessee Certification of Electronic Document

I, Laura FRIEL, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White, a notary public for this county and
Notary's Name

state, Laura Friel, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON