Karen Johnson Davidson County
Batch# 1238865 DEEDQC
02/20/2025 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012334

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Small Town Charm, LLC
5048 Falling Water Road
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

AFFIANT

Subscribed and sworn to before me
this 18th day of February, 2025.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map & Parcel: 090-12-0-229.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Caitlin Luszczek, a married woman**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Small Town Charm, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Westboro, Section 5 of record in Plat Book 3300, Page 3, as amended in Book 3309, page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caitlin Luszczeck, married woman by Warranty Deed from Dorothy J. Lynch of record in Instrument No. 20180920-0093127 Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 20, 2018.

This is real property commonly known as 642 Westboro Drive, Nashville, Tennessee 37209.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18 day of February, 2025.

Caitlin Luszczek

*Said property being held for investment purposes only and has never been the marital residence of the Grantor.

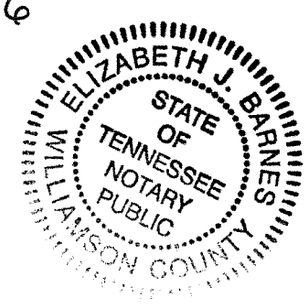
STATE OF TENNESSEE
COUNTY OF WILLIAMSOM

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Caitlin Luszczek**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 18 day of February, 2025.

Notary Public

My Commission Expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 18, 2025.

J. Carlton Drumwright

February 18, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 18, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY