Karen Johnson Davidson County
Batch# 1242020 DEEDQC
02/27/2025 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250227-0014873

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Feb., 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-0533-TWG

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacqueline M. Becker, Trustee of Jacqueline M Becker Family Trust dated October 1, 1991 and Gary Wayne Scott and Victoria Renee Scott, Trustees of the Gary & Victoria Scott Family Living Trust Revocable Living Trust Agreement dated September 1st, 2021	**NEW OWNER**	
(NAME)	(NAME)	**064 03 0A 071.00**
5021 Blackpool Avenue		
(ADDRESS)	(ADDRESS)	
Oak Park, CA 91377		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacqueline M. Becker, Trustee of Jacqueline M. Becker Family Trust dated October 1, 1991,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JACQUELINE M. BECKER, TRUSTEE OF JACQUELINE M BECKER FAMILY TRUST DATED OCTOBER 1, 1991 AND GARY WAYNE SCOTT AND VICTORIA RENEE SCOTT, TRUSTEES OF THE GARY & VICTORIA SCOTT FAMILY LIVING TRUST REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 1ST, 2021**hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of PHASE TWELVE, SECTION TWO, BRANDYWINE POINTE, (A PLANNED UNIT DEVELOPEMENT), of record in Plat Book 9700, Page 15 as corrected in Surveyor's Certificate of Correction of record in Book 9828, Page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jacqueline M. Becker, Trustee of Jacqueline M Becker Family Trust dated October 1, 1991 by Warranty Deed from William L. Matthews, an unmarried person of record in Instrument No. 20250225-0013769, dated 2/20/25 and recorded on 2/25/25, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 1817 Clinch Place, Old Hickory, TN 37138.

Witness my/our hand(s) this the 20th day of February, 2025.

Jacqueline M. Becker Family Trust dated October 1, 1991

By: Jacqueline M. Becker - Trustee
Jacqueline M. Becker, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Jacqueline M. Becker, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the **Jacqueline M. Becker Family Trust dated October 1, 1991**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

SEE All
RMT
02/20/2025

Witness my hand, at office, this ____ day of _____, 2025.

_____
Notary Signature
My commission expires:

RETURN TO:
Jacqueline M. Becker, Trustee Jacqueline M Becker Family Trust dated October 1, 1991
5021 Blackpool Avenue
Oak Park, CA 91377

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On Feb 20th 2025 before me, Rhonda M Franzese Dumond - Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jacqueline M Becker
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RHONDA M. FRANZESE DUMOND
Notary Public - California
Ventura County
Commission # 2377774
My Comm. Expires Nov 3, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of February, 2025.

Affiant Signature
Date 2/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027