Karen Johnson Davidson County
Batch# 1244323 DEEDQC
03/07/2025 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250307-0017384

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Laura Hantel Duddy
AFFIANT

Subscribed and sworn to before me on this day, March 7, 2025.

Eleanor Ziglari Wiles
Notary Public

My Commission Expires:

ELEANOR ZIGLARI WILES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

New Owner Address:
Laura Hantel Duddy and
Edward F. Hantel
2914 Berry Hill Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118 07 0 097.00

QUITCLAIM DEED

Laura Hantel Duddy, Trustee of The Edward G. Hantel Revocable Living Trust, dated March 31, 2003 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Laura Hantel Duddy and Edward F. Hantel, as tenants in common** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 7, 2025**.

Laura Hantel Duddy

Laura Hantel Duddy, Trustee of The Edward G. Hantel Revocable Living Trust, dated March 31, 2003

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Laura Hantel Duddy, Trustee of The Edward G. Hantel Revocable Living Trust, dated March 31, 2003**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 7, 2025.

Elaheh Ziglari Wiles

Notary Public

My Commission Expires: _____

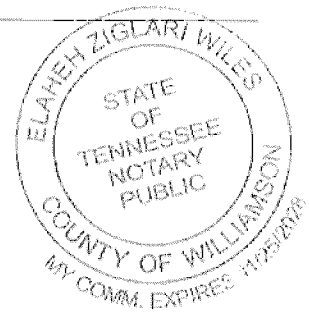


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Berry Hill Subdivision, of record in Book 3300, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description thereof.

Being the same property conveyed to Edward G. Hantel, Trustee of The Edward G. Hantel Revocable Living Trust, dated May 8, 2018 from Edward Hantel by deed of record in Instrument No. 20180509-0044684, Register's Office for Davidson County, Tennessee. Edward G. Hantel, Trustee of The Edward G. Hantel Revocable Living Trust, dated May 8, 2018 having subsequently died on January 19, 2025, and Laura Hantel Duddy having become the successor Trustee of The Edward G. Hantel Revocable Living Trust, dated May 8, 2018, per the terms of said trust.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2914 Berry Hill Drive, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 March 7, 2025.

Affiant Signature

3/7/2025

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
March 7, 2025.

Notary Public

My Commission Expires:

ELAHEH ZIGLARI WILES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028