PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Lucy Marie Habeck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2025.

Notary Public
My Commission Expires: 2/7/28

Karen Johnson Davidson County
Batch# 1246403 DEEDQC
03/14/2025 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0019093

Address New Owner	Send Tax Bills	Map-Parcel Numbers
MICHAEL AND LUCY HABECK REVOCABLE TRUST **1313 Beddington Park** **Nashville TN 37215**	**Same**	**15902006600**

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that MICHAEL SCOTT HABECK and LUCY MARIE HABECK have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto MICHAEL SCOTT HABECK and LUCY MARIE HABECK, Co-Trustees of the MICHAEL AND LUCY HABECK REVOCABLE TRUST established March 12, 2025, their successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 75 on the Plan of Hound's Run of record in Book 6900 Page 167-171 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michael Scott Habeck and Lucy Marie Habeck by deed from Joel W. Hemphill, Jr. and Sue A. Hemphill of record in Instrument No. 20180627-0062056 Register's Office for Davidson County, Tennessee.

This is improved property known as 1313 Beddington Park, Nashville, Tennessee 37215.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of March, 2025.

Michael Scott Habeck

Lucy Marie Habeck

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 Michael Scott Habeck and Lucy Marie Habeck the bargainor(s), 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 official seal at Franklin, Tennessee, this 12th day of March, 2025.

Notary Public

My Commission expires 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobbs, 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 12th day of March 2025

Dated March 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13th day of March, 2025

My commission expires: 2/7/27

Notary Public

