Address New Owner	Map-Parcel Numbers	Send Tax Bills To.
Ian Cary Green, Trustee **7662 Sawyer Brown Road** **Nashville, TN 37221**	**128 03 0C 002.00**	**SAME**

Karen Johnson
Batch # 1253845
03/31/2025 08 20 15 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250331-0023627

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN 3

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Ian C. Green** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Ian Cary Green, Trustee of the Ian Cary Green Family Revocable Trust dated March 27, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **7662 Sawyer Brown Road, Nashville, TN 37221**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 27th day of March, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 27th day of March, 2025

IAN C. GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ian C. Green**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27th day of March, 2025

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit B of 7662 Sawyer Brown Road, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20210826-0115561, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Subject to all Easements and Restrictions of record.

BEING the same property conveyed to Ian C Green from Cobalt Ventures, LLC, by warranty deed filed for record on December 13, 2024, Instrument Number 20241213-0096957, as of record in the Register's Office for Davidson County, Tennessee