Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1254627 DEEDQC
04/01/2025 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024382

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Thomas Leonard Garthwaite and Kathleen Garthwaite Co-Trustees, Garthwaite Family Revocable Living Trust 4205 Arundel Court Nashville, TN 37215	New Owner	116120L00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kathleen Garthwaite, Trustee, Kathleen Garthwaite Revocable Living Trust Agreement dated April 13, 2011**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Thomas Leonard Garthwaite and Kathleen Garthwaite, Co-Trustees, Garthwaite Family Revocable Living Trust Agreement dated March 31, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Arundel Subdivision Estes Road of record in Instrument No. 20070717-0085048, 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 **Kathleen Garthwaite, Trustee, Kathleen Garthwaite Revocable Living Trust Agreement dated April 13, 2011**, by Quitclaim Deed dated April 13, 2011, from **Thomas L. Garthwaite and Kathleen Garthwaite**, recorded in Instrument No. 20110426-0031854, Register's Office of Davidson County, Tennessee. As corrected by Scriveners Affidavit dated March 26, 2015, recorded in Instrument No. 20150330-0026935, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to **Thomas L. Garthwaite and Kathleen Garthwaite**, by Warranty Deed dated June 25, 2010, from **Thomas C. Cassilly and Doris I. Cassilly**, recorded in Instrument No. 20100628-0050441, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4205 Arundel Court, Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 31st day of March 2025.

Kathleen Garthwaite

Kathleen Garthwaite, Trustee
Kathleen Garthwaite Revocable
Living Trust dated April 13, 2011

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 **Kathleen Garthwaite, Trustee, Kathleen Garthwaite Revocable Living Trust Agreement dated April 13, 2011**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Kathleen Garthwaite
Affiant

Sworn to and subscribed to before me, this the 31st day of March 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Kathleen Garthwaite**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 31, 2025.

Affiant Signature

March 31, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of March 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

