Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To
William G. Southwick and Lillian B. Southwick, Co-Trustees 200 Channelkirk Lane Nashville, TN 37215	**117 11 0G 005.00**	**SAME**
This instrument prepared by. Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

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, **William G. Southwick and wife, Lia B. Southwick, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **William G. Southwick and Lillian B. Southwick, Co-Trustees of the Southwick Family Revocable Trust dated April 2, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' 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 **200 Channelkirk Lane, Nashville, TN 37215**

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 2nd day of April, 2025

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Karen Johnson Davidson County
Batch # 1256953 DEEDQC
04/07/2025 08 27 14 AM 3 pgs
Fees $17 00 Taxes $0 00

20250407-0025935

Grantors and Grantees 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

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 2nd day of April, 2025

WILLIAM G. SOUTHWICK

LIA B. SOUTHWICK

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 **William G. Southwick and Lia B. Southwick**, 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 2nd day of April, 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 Lot(s) No(s). 5 on the Plan of **Oxton Hill**, as of record in Plat Book 8250, page 611, as re-recorded in Book 8250, page 781, Register's Office for Davidson County, Tennessee.

Said Lot 5 is improved property, known as No 200 Channelkirk Lane, Nashville, TN 37215.

Further, this conveyance is subject to

1. Matters shown on any Plans or Plats of record, including that of record in Book 547, page 156, and Book 8250, page 781, said Register's Office

2. All liens, charges, special assessments, encumbrances, easements, rights of others, encroachments and the like contained in Declarations, as amended, as they may be of record, including Book 10154, page 375, as amended and restated in Book 10562, page 950, and as re-recorded in Book 10570, page 279, said Register's Office.

3. Stormwater detention agreement of record in Book 9921, page 746, said Register's Office

BEING the same property conveyed to William G Southwick and wife, Lia B Southwick, (as tenants by the entirety) from Dudley Warner Properties, LLC, a Tennessee limited liability company, by warranty deed filed for record on October 15, 1998, Instrument Number 0500018, as of record in Book 11156, Pages 825-828 in the Register's Office for Davidson County, Tennessee (the "Warranty Deed") A typographical error in the Warranty Deed erroneously referred to Lia B Southwick as Lisa B Southwick, and was corrected on such Warranty Deed Any remaining references to Lisa B Southwick that were not corrected, were in error and are corrected by this Quitclaim Deed