Karen Johnson
Batch # 1257934
04/11/2025 11 28 31 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250411-0027249

G#4889-2
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNERS:
Ronald E. Galbraith and
Faith Haber Galbraith
5352 Forest Acres Drive
Nashville, TN 37220

SEND TAX BILLS TO:
"New Owners"

MAP-PARCEL NOS.
16000022200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Ronald E. Galbraith and Faith Haber Galbraith, Co-Trustees of The Ronald and Faith Galbraith Tenancy By The Entirety Trust dated February 26, 2016,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald E. Galbraith and wife, Faith Haber Galbraith, tenants in common**, hereinafter called the Grantees, their heirs and/or assigns, all of the Grantors' interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision Plat of Map 160, Parcel 178, Eugene P. Davis Land, of record in Plat Book 6900, Page 925, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Ronald E. Galbraith and Faith Haber Galbraith by Warranty Deed dated June 19, 1997, from Sharon K. Lester of record in Book 10664, Page 932, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Ronald E. Galbraith and Faith Haber Galbraith, or their successors, Co-Trustees of The Ronald and Faith Galbraith Tenancy By The Entirety Trust dated February 26, 2016, by Quitclaim Deed dated February 26, 2016, from Ronald E. Galbraith and wife, Faith Haber Galbraith, of record in Instrument No. 20160302-0020020 and by Instrument of Correction dated March 10, 2016, of record in Instrument No. 20160329-0029624, Register's Office for Davidson County, Tennessee.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES THE PARTIES

ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF

THIS is improved property, known as: 5352 Forest Acres Drive, Nashville, TN 37220.

IN WITNESS WHEREOF, this instrument has been executed this 26 day of February, 2025.

Ronald E. Galbraith, Co-Trustee
of The Ronald and Faith Galbraith Tenancy
By The Entirety Trust dated February 26, 2016

Faith Haber Galbraith, Co-Trustee
of The Ronald and Faith Galbraith Tenancy
By The Entirety Trust dated February 26, 2016

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, **Ronald E. Galbraith and Faith Haber Galbraith, Co-Trustees of The Ronald and Faith Galbraith Tenancy By The Entirety Trust dated February 26, 2016,** the bargainors, 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 office at Nashville, Tennessee, this 26th day of February, 2025.

My Commission Expires: 7-7-2027

Notary Public

THOMAS L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 4th day of APRIL, 2025.

My Commission Expires: Sept. 8th, 2026

Notary Public

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY