This Instrument was prepared by
Marshall & Associates, PLLC
10574 Lebanon Road
Mt. Juliet, TN 37122

FROM: **ELIZABETH S. WARREN, Grantor/Affiant.**

TO: **ELIZABETH S. WARREN, as Trustee of the ELIZABETH JOSEPHINE WARREN TRUST, U/A dated February 29, 2024, Grantee.**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
ELIZABETH S. WARREN 1072 Riverwood Village Blvd. Hermitage, TN 37076	ELIZABETH S. WARREN 1072 Riverwood Village Blvd. Hermitage, TN 37076	097 02 0A 017.00

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Karen Johnson Davidson County
Batch # 1260706 DEEDQC
04/17/2025 08 44 08 AM 3 pgs
Fees $17 00 Taxes $0 00
20250417-0029303

The actual consideration for this transfer is $0.00.

ELIZABETH S. WARREN, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ELIZABETH S. WARREN**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **ELIZABETH S. WARREN**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his/her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 8th day of April, 2025.

Heather M. Yates
NOTARY PUBLIC
My Commission Expires: 9-7-2026

HEATHER M YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2026

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **ELIZABETH S. WARREN, as Trustee of the ELIZABETH JOSEPHINE WARREN TRUST, U/A dated February 29, 2024,** Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ELIZABETH S. WARREN**, Grantor, do hereby quitclaim, transfer, and convey to **ELIZABETH S. WARREN, as Trustee of the ELIZABETH JOSEPHINE WARREN TRUST, U/A dated February 29, 2024** all interest, right and ownership each has to the following parcel of real estate located in Wilson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of April, 2025.

Elizabeth Warren

ELIZABETH S. WARREN, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ELIZABETH S. WARREN**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **ELIZABETH S. WARREN**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his/her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 8th day of April, 2025.

Heather M. Yates

NOTARY PUBLIC
My Commission Expires: 9-7-2026

HEATHER M YATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2026

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EXHIBIT A

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. 17 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 200807230075577 and a Surveyor's Certificate of Correction of record in Instrument No. 200811050110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Baumgardner and Diana Baumgardner, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20100603-0043115, in the Register's Office for Davidson County, Tennessee, dated May 28, 2010, and record on June 03, 2010.

Being the same property conveyed to Elizabeth S. Warren, a single person, by Warranty Deed from Joseph Baumgardner and Diana Baumgardner, husband and wife, dated April 18, 2024 and filed April 19, 2024, of record in Instrument No. 20240419-0028232, Register's Office for Davidson County, Tennessee.

The is improved property known as: 1072 Riverwood Village Blvd., Hermitage, Tennessee, 37076.
THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand