Karen Johnson Davidson County
Batch# 1271785 DEEDQC
05/12/2025 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037151

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 12, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

New Owner Address:
Deakins Family Trust
1986 Tinnin Road
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Map-Parcel Number:
007 10 0 002.00

QUITCLAIM DEED

Robert L. Deakins and wife, Julie A. Deakins (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Deakins Family Trust**, dated May 6, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 12, 2025.**

Robert L. Deakins

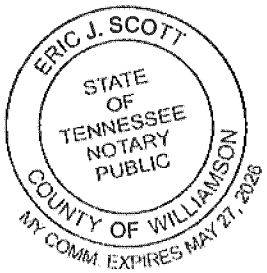
Julie A. Deakins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert L. Deakins and Julie A. Deakins**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 12, 2025.

Notary Public



My Commission Expires: _____

EXHIBIT A

Being Lot No. 11 on the Plan of Hudgin Acres Estates of record in Book 7900, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Robert L. Deakins and wife, Julie A. Deakins, from Barbara C. Smoot, a single woman, by deed of record in Instrument No. 20020826-0102595, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1988 Tinnin Road, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Eric J Scott, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 12, 2025.

Affiant Signature

5/12/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 12, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026