PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2025.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1272186 DEEDQC
05/12/2025 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037266

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Jonathan and Laura Overbey Family Trust **1820 A Wildwood Ave.** **Nashville, TN 37212**	**Same**	**117-04-0L-001.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Jonathan Charles Overbey and Laura Quinn Overbey, formerly known as Laura Quinn Karp, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Jonathan Charles Overbey and Laura Quinn Overbey, Co-Trustees of the Jonathan and Laura Overbey Family Trust established May 1st, 2025, their successors and assigns, their entire right, title and interest in and to a certain tract of land in ~~US~~ TN County, Tennessee, described as follows: Davidson

> Being Unit "A" on the plan of Wildwood Homes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117064, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jonathan Charles Overbey, as to an undivided 50% interest as tenant in common and Laura Quinn Karp, as to an undivided 50% interest as tenant in common, of record in Instrument No. 20220208-0014636, Register's Office for Davidson County, Tennessee.

This is improved property known as 1820 A Wildwood Avenue, Nashville, Tennessee 37212.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of May, 2025.

Jonathan Charles Overbey

Laura Quinn Overbey

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 Jonathan Charles Overbey and Laura Quinn Overbey the bargainor(s), 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 Franklin, Tennessee, this 1st day of May, 2025.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobbs, do hereby make oath that I am a licensed attorney and/or 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 this 1st day of May 2025

Dated May 12, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of May, 2025

My commission expires: 2/7/29

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY