Karen Johnson Davidson County
Batch # 1283626 DEEDQC
06/10/2025 08:02:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20250610-0045349

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

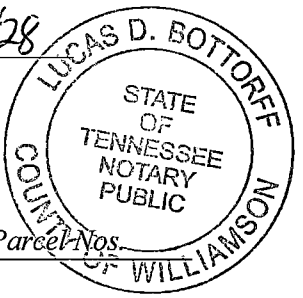
Carol B. Wyatt

Carol B. Wyatt

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 230
Nolensville, TN 37135

Subscribed and sworn before me this 24th day of March, 2025.

Notary Public
My Commission Expires: 6/18/28



QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
The Carol Wyatt Trust 7020 Meadow Ridge Circle Nashville, TN 37221	New Owner	Map 155-16-A Parcel 237

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Carol B. Wyatt, unmarried**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **The Carol Wyatt Living Trust** U/A dated 03/24/2025 ("Grantee"), all of our right, title and interest in and to the following described real property located in the County of Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property **conveyed to Carol B. Wyatt, unmarried,** by Warranty Deed from **Clay Posey and Kendra Posey, husband and wife** of record in Instrument No. 20061103-0137125 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 7020 Meadow Ridge Circle, Nashville, TN 37221.

WITNESS my hand this 24th day of March, 2025.

Carol B. Wyatt
Grantor – Carol B. Wyatt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Carol B. Wyatt, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 24th day of March, 2025.

Notary Public

My Commission Expires: 6/18/28

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135