Karen Johnson Davidson County
Batch # 1283708 DEEDQC
06/10/2025 09:27:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045443

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Nancy Jane Garver, Trustee 7705 River Fork Drive Nashville, TN 37221	Nancy Jane Garver, Trustee 7705 River Fork Drive Nashville, TN 37221	141 15 0D 075.00

QUITCLAIM DEED

1. Dale B. Garver and wife, Nancy J. Garver, owned as tenants by the entirety certain real property located in Davidson County, Tennessee, known as Map & Parcel 141 15 0D 075.00 in the Register of Deeds Office, Davidson County, Tennessee (also referred to herein as the "Property").

2. Dale B. Garver passed away on October 16, 2023, at which time Nancy J. Garver automatically became the sole owner of the Property pursuant to Tennessee law.

3. Nancy J. Garver now wishes to transfer the Property from her sole name to the Revocable Trust of Nancy Jane Garver U/A dated May 23, 2025.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES and of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Nancy J. Garver (referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Nancy Jane Garver, Trustee of the Revocable Trust of Nancy Jane Garver U/A dated May 23, 2025 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest

in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 23rd day of May, 2025.

GRANTOR:

Nancy J. Garver
NANCY J. GARVER

STATE OF TENNESSEE :
COUNTY OF Williamson :

On this 23rd day of May, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared NANCY J. GARVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

KIRA DECK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS my hand and seal this 23rd day of May, 2025.

Kira Deck
Notary Public
My Commission Expires: December 13, 2025

STATE OF TENNESSEE :
COUNTY OF Williamson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

KIRA DECK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

REVOCABLE TRUST OF NANCY JANE GARVER U/A DATED MAY 23, 2025

Nancy J. Garver
NANCY JANE GARVER, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 23rd day of May, 2025.

Kira Deck
Notary Public
My Commission Expires: December 13, 2025

EXHIBIT A

MAP & PARCEL: 141 15 0D 075.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of "Sheffield" on the Harpeth, Phase II, as of record in Book 6900, pages 410 and 411, Register's Office for said County, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

SOURCE OF TITLE: Deed of record in Book 8617, Page 787, Register's Office, Davidson County, Tennessee.

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

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.