Karen Johnson
Batch # 1288286
06/23/2025 08 09 57 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250623-0048684

**THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 130**
**FRANKLIN, TN 37067**
**(615) 628-7775**

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSE

COUNTY OF WILLIAMSON )

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2025.

Notary public

My commission Expires: 10/26/2025

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Ralph L. Garner Living Trust<br>3401 Anderson Rd, Unit 114<br>Nashville, Tennessee 37013 | Ralph L. Garner Living Trust<br>3401 Anderson Rd, Unit 114<br>Nashville, Tennessee 37013 | Map 136-15-B<br>Parcel 150 |

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ralph L. Garner, does hereby quitclaim, transfer and convey unto Ralph L. Garner, as Trustee of the Ralph L. Garner Living Trust dated June 16, 2025, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being unit number 114 on the Plan of Phase 3, Smith Springs Townhomes of record as instrument 20020926-0117439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ralph L. Garner, from Nancy K. Engstrom and husband, Curtis Engstrum, by Warranty Deed dated July 31, 2006 and recorded on August 2, 2006, as Document No. 20060802-0094198, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 3401 Anderson Road, Unit 114, Nashville, TN 37013

Witness my hand this 16th day of June, 2025.

Ralph L. Garner, Grantor

STATE OF TENNESSEE )
) ss.
COUNTY OF WILLIAMSON )

Personally appeared before me, Madelyn Stampley, Notary Public, Ralph L. Garner, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 16, 2025.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Madelyn Stampley, Notary Public
My commission expires: 10/26/2025