Karen Johnson Davidson County
Batch # 1292647 DEEDQC
07/02/2025 10 20 40 AM 2 pgs
Fees $12 00 Taxes $0 00

20250702-0052200

Record and Return Mail To:
This Instrument Prepared By
S Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties
No title search.
No consideration

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
LINDA ANNE HUDSON, Trustee	Same	108 04 0A 036.00
LINDA ANNE HUDSON LIVING TRUST dtd 7/1/2025		
817 CARLISLE CT N		
NASHVILLE, TN 37214		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **LINDA A. HUDSON, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **LINDA ANNE HUDSON, as Trustee of the LINDA ANNE HUDSON LIVING TRUST dtd 7/1/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 86 on the Plan of Villages of Larchwood, Section 2, of record in Book 7900, page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Goran M. Grubisic and wife, Jo Ann Grubisic by deed from Frank Batson Homes, Inc., of record in Book 8730, page 785, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda A. Hudson, unmarried, from Goran M. Grubisic and wife, Jo Ann Grubisic, by Warranty Deed recorded 12/11/2000, of record at, as Instrument No. 20001211-0121557, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***817 CARLISLE CT N, NASHVILLE, TN 37214***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **1st** day of **JULY**, **2025**.

LINDA A. HUDSON, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named LINDA A. HUDSON, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **1st** day of **JULY**, **2025**

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

LINDA ANNE HUDSON, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **1st** day of **JULY**, **2025**

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford