THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1294443 DEEDQC
07/08/2025 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250708-0053359

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Andrea Beck Althoff
Affiant

SUBSCRIBED AND SWORN to before me, this the 7th day of June, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Onward Living Trust **810 Tamarack S** **Madison, TN 37115**	**Onward Living Trust** **810 Tamarack S** **Madison, TN 37115**	**053-09-0-077.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrea Beck Althoff, unmarried** ("Grantor"), by these presents does hereby Quitclaim and convey unto the **Onward Living Trust dated July 7, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 54-A on the Plan of Zone Lot Division, Lots 51, 54, 55 and 57, Phase II, Kimbolton of record in Plat Book 6900, Page(s) 792 through 794, inclusive, amended in Book 6900, Page 891 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 54-A fronts 17.07 feet on the westerly side of Tamarack South and runs back on the northerly lot line 233.00 feet and 185.01 feet on the southerly lot line to a broken line in the rear which measures a total of 147.57 feet thereon.

BEING the same property conveyed to James Francis Althoff and Andrea Beck Althoff, husband and wife, by Warranty Deed from Joseph Carrere, Sr., Sr., a married man, of

record at Instrument number 20201120-0136694, in the Register's Office for Davidson County, Tennessee, dated November 16, 2020. The said James Francis Althoff is deceased as of June 5, 2022, leaving Andrea Beck Althoff as the sole owner of the subject property.

SUBJECT TO the Restrictions Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **810 Tamarack S, Madison, Tennessee 37115**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 7th day of July, 2025.

GRANTOR:

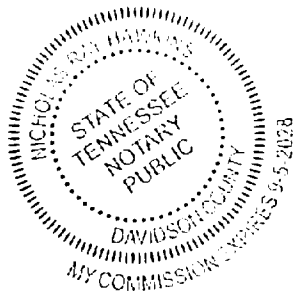
Andrea Beck Althoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of July 2025, before me personally appeared Andrea Beck Althoff, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 7th day of July, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 July 7th, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 7th day of July, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

