This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1311888 DEEDQC
08/20/2025 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066476

QUITCLAIM DEED

Address New Owners:
Betty A. Atwell, Trustee
Circle A Trust
1216 Vintage PL
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
145 05 0 024.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Betty A. Atwell (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Betty A. Atwell, Trustee, and her successors in trust, of the Circle A Trust dated August 19, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Vintage Place, of record in Book 4460, Page 148, Register's Office for said County.

Said Lot No. 7 fronts 310.10 feet on the Northerly margin of Vintage Place and extends back 399.7 feet on the Westerly line and 456.28 feet on the broken Easterly line to a dead line in the rear, measuring 210.50 feet thereon.

Being the same property conveyed to Betty A. Atwell, an unmarried woman, by Warranty Deed dated June 8, 2018, from Saramae D. Carroll, married, of record at Instrument No. 20180611-0055962 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1216 Vintage Place, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19 day of August, 2025.

Betty A. Atwell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Betty A. Atwell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19 day of August, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Betty A. Atwell, Affiant

Subscribed and sworn to before me this 19 day of August, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 Aug. 19, 2025

Carla L Lovell
Carla Lovell

8-19-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19 day of August, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON