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

Karen Johnson Davidson County
Batch# 1312808 DEEDQC
08/20/2025 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066641

# QUITCLAIM DEED

Address New Owners:
Dana C. Williams, Co-Trustee
Susan L. Williams, Co-Trustee
145 Steeplechase Lane
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
104 15 0 304.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dana Williams (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Dana C. Williams and Susan L. Williams, and their successors in trust, as Co-Trustees of the Dana and Susan Williams Trust dated August 19, 2025, a Tennessee Community Property Trust (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 the northerly 45 feet of Lot No. 5 on the Plan of E.C. Scruggs Subdivision of Lot 33 Bellair of record in Plat Book 547, Page 143, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 5 fronts 45 feet on the easterly margin of Natchez Trace (formerly 28th Avenue) and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Dana Williams by Warranty Deed dated October 16, 2015, from Eric W. Staton and wife, Jessica M. Staton, of record at Instrument No. 20151021-0106875, 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 2608 Natchez Trace, Nashville, Tennessee 37212.

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.

**The purpose of this conveyance is to vest title to the Property in the name of the Dana and Susan Williams Trust dated August 19, 2025, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).**

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

Dana Williams, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dana Williams, 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 he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Dana Williams, Affiant

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

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

## CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 August 19, 2025.

Carolyn S. Wenzel

8/19/25

Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Notary Public

My Commission Expires: 10/9/27

