Karen Johnson Davidson County
Batch# 1318051 DEEDQC
09/04/2025 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250904-0070601

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transaction is $0.00.

Irving Homer Hazard
Affiant

BROOKE C. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3rd day of September, 2025.

Brooke Travis
NOTARY PUBLIC

My Commission expires: 11/5/2026

THIS INSTRUMENT WAS PREPARED BY:
Amanda Moore | Tennessee Center for Estate & Elder Law, PLLC
718 South Church Street, Murfreesboro, TN 37130

ADDRESS OF NEW OWNER (SEND TAX BILLS TO):	**MAP/PARCEL NUMBERS:**
Irving Homer Hazard, Trustee Charles I. Hazard Irrevocable Trust 683 Blair Rd. Smyrna, TN 37167	150-07-0 2DX-4922

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Charles I. Hazard, unmarried, by and through my Attorney-in-Fact, Irving Homer Hazard, under the authority given to him by my General Power of Attorney dated September 24, 2019, and recorded August 15, 2025, as Instrument No. 20250815-0064975 in the Register's Office for Davidson County, Tennessee, (hereinafter called "Grantor") do hereby release and forever quitclaim unto Irving Homer Hazard, Trustee of the Charles I. Hazard Irrevocable Trust (hereinafter called "Grantee"), and any successor trustees, all my interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61-A on the Plan of Lakeshore Woods Section 3 of record in Plat Book 6250, Page 375, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles I. Hazard and Toshiko K. Hazard by Warranty Deed from Margie G. Bell, unmarried, dated April 28, 1994, and recorded April 29, 1994, in Book 9326, Page 784, as instrument number 784667, Register's Office for Davidson County. Toshiko K. Hazard died July 31, 2020.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3390 Oak Tree Court, Antioch, TN 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 3rd day of September 2025.

Irving Homer Hazard ATTORNEY-IN-FACT

Charles I. Hazard, by his Attorney-in-Fact, Irving Homer Hazard

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Irving Homer Hazard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as the Attorney-in-Fact for Charles I. Hazard, who, upon oath, acknowledged that he is the maker of this instrument and that he executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 3rd day of September 2025.

Notary Public

My Commission Expires: 7/8/2028

BROOKE C. TRAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **09/03/2025**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **09/03/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **09/03/2025.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

