Karen Johnson Davidson County
Batch# 1322890 DEEDQC
09/16/2025 01:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250916-0073907

File Number 25187773

| THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093 | WHEN RECORDED RETURN TO: BCHH, 181 Montour Run Road, Coraopolis, PA 15108 | Send Tax Bills to: Gary Dante Garrett and Carmen Garrett 4849 Indian Summer Dr, Nashville, TN 37207 | Map & Parcel No. 032 09 0 040.00 |
|---|---|---|---|

# Quitclaim Deed

FOR $0.00, and other good and valuable consideration, given by Gary Dante Garrett and Carmen Williams, husband and wife, as joint tenants, with right of survivorship, whose address is 4849 Indian Summer Dr, Nashville, Tennessee 37207 ("Grantee"), the receipt and sufficiency all of which is hereby acknowledged, Gary Dante Garrett, joined in execution by spouse, Carmen Williams whose address is 4849 Indian Summer Dr, Nashville, Tennessee 37207, ("Grantor"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 7/28/2023 at INSTRUMENT 20230728-0031487 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 25 day of August, 2025.

[Signature Page Follows]

GRANTOR:

Carmen Williams

Carmen Williams

**ACKNOWLEDGMENT**

STATE OF TN )
)
COUNTY OF Davidson )

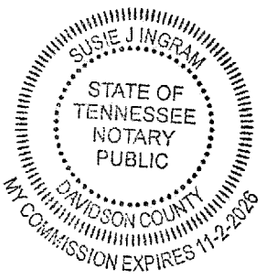
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Carmen Williams and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 25 day of August, 2025.

Susie J Ingram

Notary Public

My Commission Expires: 11/2/2026



GRANTOR:

Gary Dante Garrett

**ACKNOWLEDGMENT**

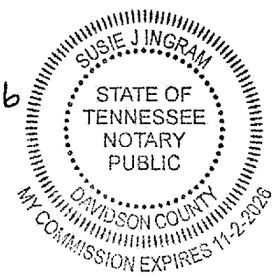
STATE OF TN )
)
COUNTY OF Davidson )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Gary Dante Garrett and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 25 day of August, 2025.

Notary Public

My Commission Expires: 11/2/2026



**OATH OF CONSIDERATION**

The actual consideration for this transfer is $0.00. The assessed value is $108,550.00.

Grantee:

Individual Grantee:

Carmen Williams

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

SUBSCRIBED AND SWORN TO before me this 25 day of August, 2025.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

(For Recording Data Only)

File Number: 25187773

# Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 121 ON THE PLAN OF SECTION ONE, QUAIL RIDGE OF RECORD IN PLAT BOOK 6250, PAGE 396, SAID PLAT BEING REVISED IN PLAT BOOK 6900, PAGE 300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF INDIAN SUMNER DRIVE, SAID POINT BEING A COMMON FRONT COMER WITH LOT NO. 122 ON SAID PLAN; THENCE RUNNING N 5 58' E, A DISTANCE OF 212.0 FEET TO A POINT, SAID POINT BEING A COMMON REAR CORNER WITH LOT NO. 122; THENCE RUNNING S 84 02' E, A DISTANCE OF 94.34 FEET TO A POINT; THENCE SUNNING S 05 58' W, A DISTANCE OF 212.0 FEET TO A POINT ON THE NORTHERLY MARGIN OF INDIAN SUMNER DRIVE, 94.34 FEET TO A POINT, SAID POINT, SAID POINT BEING THE POINT OF BEGINNING

Parcel Number: 032 09 0 040.00

*Commonly known as: 4849 Indian Summer Dr, Nashville, Tennessee 37207*

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

**Tennessee Certification of Electronic Document**

I, Jennifer Bowers, 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 August 25, 2025 (date of document).

Jennifer Bowers
Affiant Signature

September 4, 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of September, 2025.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170