THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Dawn Crago Revocable Living Trust
3514 St. Lawrence Dr
Joelton, TN 37080

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Dawn Crago Revocable Living Trust 3514 St. Lawrence Dr Joelton, TN 37080	Same as Grantee	Parcel #: 029 00 0 380.00

This Quitclaim Deed (the "Deed") is made effective this 5 day of September, 2025 (the "Effective Date") between Dawn E. Crago, an unmarried woman (the "Grantors"), and **the Dawn Crago Revocable Living Trust dated September 5, 2025, and any amendment thereto, Dawn Crago, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT OF KENNETH RAY ARMSTRONG LOT, ST. LAWRENCE DRIVE, OF RECORD AS INSTRUMENT 20000323-0029473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY ADJUDGED TO THOMAS E. RAY AND WIFE, TARRA A. RAY BY THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, RULE NO. 95-3125-III AND CONVEYED TO THEM BY CLAUDIA C. BONNYMAN, CLERK AND MASTER, BY INSTRUMENT OF RECORD AT BOOK 10395, PAGE 488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THOMAS E. RAY SR. AND TARRA A. RAY SUBSEQUENTLY QUITCLAIMED THE PROPERTY TO KENNETH RAY ARMSTRONG BY AN INSTRUMENT OF RECORD AT BOOK 11149, PAGE 803, SAID REGISTER'S OFFICE. KENNETH ARMSTRONG SUBSEQUENTLY QUITCLAIMED THE PROPERTY TO BARBARA HUNT, BY INSTRUMENT OF RECORD AS INSTRUMENT 20020228-0025419, SAID REGISTER'S OFFICE. BARBARA SUE HUNT, BEING ONE AND THE SAME PERSON AS BARBARA HUNT, SINCE DIED AND BY WILL, ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 13P-833, DEVISED SAID PROPERTY TO KENNETH RAY ARMSTRONG, TARRA RAY, AND JANET CERVANTES. KENNETH RAY ARMSTRONG SUBSEQUENTLY CONVEYED HIS INTEREST, RESERVING TO HIMSELF A LIFE ESTATE THEREIN, TO TARRA ANN RAY AND JANET LYNN CERVANTES, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY A QUITCLAIM OF RECORD AS INSTRUMENT 20130722-0075624, SAID REGISTER'S OFFICE. THE SAID KENNETH RAY ARMSTRONG HAVING SINCE DIED.

THOMAS E. RAY AND THOMAS E. RAY, SR. ARE THE SAME PERSON. TARRA RAY, TARRA A. RAY, AND TARRA ANN RAY ARE THE SAME PERSON. KENNETH ARMSTRONG AND KENNETH RAY ARMSTRONG ARE THE SAME PERSON. JANET LYNN CERVANTES, JANET CERVANTES, AND JANET LYNN CERVANTES ARE THE SAME PERSON. AN INSTRUMENT CAPTIONED "AFFIDAVIT OF INHERITANCE" DOCUMENTING CERTAIN OF THESE TRANSACTIONS IS OF RECORD AS INSTRUMENT 20130722-0075625, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A RIGHT-OF-WAY DEED OF RECORD AT BOOK 3285, PAGE 425, AND AN INGRESS/EGRESS EASEMENT SET OUT IN A DEED OF RECORD AT BOOK 6909, PAGE 350, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

CONVEYED WITH THIS PROPERTY IS ONE 2002 FLEETWOOD MOBILE HOME, MEADOWBROOK

MOTEL #4563T, 56' X 28' DOUBLEWIDE, VIN # TNF227AB57466MB1, WHICH IS ATTACHED TO THE PROPERTY.

Being the same property conveyed to Dawn E. Crago, unmarried woman by warranty deed in **Deed Book 20150518, at Page 0045236,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3514 St. Lawrence Dr, Joelton, TN 37080.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20150518, at Page 0045236.**

Witness my hand this 5 day of September, 2025.

Grantor Signature - Dawn E. Crago

Karen Johnson Davidson County
Batch # 1324121 DEEDQC
09/18/2025 02:36:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250918-0074760

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Dawn Crago, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 5 day of September, 2025.

Notary Public: _____

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant ~~Witness~~

SWORN AND SUBSCRIBED TO BEFORE ME, this 5 day of September, 2025.

Notary Public: _____ My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY