Karen Johnson Davidson County
Batch# 1342844 DEEDQC
11/07/2025 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0088972

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Harrell L. Abbott

AFFIANT

Subscribed and sworn to before me on this day, November 7, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES OCTOBER 24, 2028

New Owner Address:
Abbott Family Trust
6217 Bresslyn Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115 16 0 001.00

QUITCLAIM DEED

Harrell Lee Abbott (a/k/a Harrell Lee Abbott, Sr.) and wife, Karen H. Abbott (a/k/a Freida Karen Harmon Abbott) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Abbott Family Trust**, dated September 23, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 7, 2025**.

Harrell Lee Abbott

Karen H. Abbott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Harrell Lee Abbott and Karen H. Abbott**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 7, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of West Meade Farms, Inc., Section "F", of record in Book 1835, page 71, Register's Office for said County.

Said Lot No. 129 fronts 122 feet on the southerly side of Bresslyn Road and runs back 336.9 feet on the easterly line and 337.2 feet on the westerly line to a dead line measuring 122 feet thereon.

Being the same property conveyed to Harrell Lee Abbott and wife, Karen H. Abbott, from William E. Twaler and wife, June B. Twaler, by deed of record in Book 10658, Page 572, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, 1) Restrictive covenants of record in Book 2011, page 239, Register's Office for said County; 2) All matters as shown on the Plan of record in Book 1835, page 71, said Register's Office.

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

This property is commonly known as 6217 Bresslyn Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 November 7, 2025.

EZWiles

Affiant Signature

11/7/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 7, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES