QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1343754 DEEDQC
11/12/2025 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0090158

MJ-SB-25-5408-TO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: Feb. 28, 2026
(AFFIX SEAL)

PARKER R SEABOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George William Luallen and Kelli A. Luallen, husband and wife	**Same as New Owner's**	
(NAME)	(NAME)	**145-14-0B-002.00-CO**
5408 Granny White Pike,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLI A. LUALLEN, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GEORGE WILLIAM LUALLEN AND KELLI A. LUALLEN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No B of Homes at 5406 and 5408 Granny White Pike, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 5406 and 5408 Granny White Pike, a Horizontal Property Regime with Private Elements, of record in Instruction No 20151116-0116231, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George William Luallen and Kelli A. Luallen, husband and wife by Warranty Deed from Timothy C. Harvey, married of record in Instrument No. 20180104-0001153 Register's Office for Davidson County, Tennessee, dated January 03, 2018 and recorded on January 04, 2018.

Being the same property conveyed to Kelli A. Luallen by Quitclaim Deed from George William Luallen and Kelli A. Luallen, Husband and Wife of record in Instrument No. 20250620-0048491 Register's Office for Davidson County, Tennessee, dated June 17, 2025 and recorded on June 20, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5408 Granny White Pike, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 12TH day of November, 2025.

Kelli A. Lualllen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI A. LUALLEN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2025.

Notary Public
My Commission Expires: Feb. 28, 2026
(SEAL)

PARKER R SEABOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

STUDIO BANK
1550 W McEWEN DR
Ste 40
FRANKLIN, TN 37067

Certificate of Authenticity

I, Pam King, 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 11.12.2025.

Date

Pam King

Affiant Signature

11.12.2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of November, 2025.

Frankie Clark

Notary's Signature

My Commission Expires: March 6, 2029

Date

Notary's Seal (if on paper)

