Karen Johnson Davidson County
Batch# 1347790 DEEDQC
11/18/2025 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0092027

This Instrument prepared by:
Shields Construction Law, PLLC
P.O. Box 1149
Mt. Juliet, TN 37121
(615) 706-9397 – Telephone

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

MICHELLE BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Carol Creswell-Betsch Michelle Buchanan

Subscribed and sworn before me this the 17th day of November 2025.

Notary Public
My Commission Expires: 6/21/2027

| Address of New Owner | Send Tax Bills To | Map & Parcel |
|---|---|---|
| Carol Creswell-Betsch<br>Revocable Trust<br>910 17th Ave N.,<br>Nashville, Tennessee 37208 | Carol Creswell-Betsch<br>910 17th Ave N.,<br>Nashville, Tennessee 37208 | 092 04 0 127.00 |

## QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Carol Creswell-Betsch, on this the 17th day of November, 2025, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto Carol Creswell-Betsch Revocable Trust U/A dated December 18, 2012 all my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of J.A. Harding Subdivision, as of record in Book 21, Page 113, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the east side of 17th Avenue, North and runs back between parallel lines 132 ½ feet to an alley.

Being the same real property conveyed to Pearl S. Creswell and husband, I.T. Creswell, by deed from Harry Diamond and wife, Ida Diamond, dated February 3, 1962, and recorded in Book 3341, Page 259, said Register's Office, the said I.T. Creswell having predeceased Pearl S. Creswell.

This property is known as 910-17th Avenue, North, Nashville, Tennessee 37208.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title of the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN TESTIMONY WHEREOF I have hereunto set my hand this 17th day of November, 2025.

Carol Creswell

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 17th day of November, 2025, before me, a notary public in and for the State and County aforesaid, personally appeared Carol Creswell-Betsch, personally known to me (or proven to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Michelle Buchanan
Notary Public

MICHELLE BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 6/21/2027

6/21/2027
Commission Expiration Date

**THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.**

**Tennessee Certification of Electronic Document**

I, Kristen Shields 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 **11/17/2025** (date of document).

Kristen Shields
Affiant Signature

**11/18/2025**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **November**, 2025.

Christopher A. Beverly
Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

CHRISTOPHER A. BEVERLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON