QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1353210 DEEDQC
12/03/2025 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Peacock, Trustee of The Sarah Peacock Living Trust Dated 10/31/2025	**Same as New Owner**	
(NAME)	(NAME)	**052 11 0 020.00**
217 Peeler Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **SARAH PEACOCK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **SARAH PEACOCK, TRUSTEE OF THE SARAH PEACOCK LIVING TRUST DATED OCTOBER 31, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of MARLIN MEADOWS, SECTION NO. 3 of record in Plat Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah Peacock, an unmarried woman, by Warranty Deed from Michael Patrick Gallagher and Lisa Bente Gallagher, husband and wife, of record in Instrument No. 20251030-0086625, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 217 Peeler Trail, Madison, TN 37115.

Witness my/our hand(s) this the 2nd day of December, 2025.

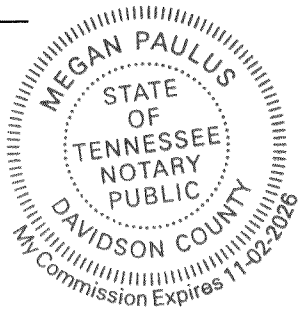
Sarah Peacock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me personally appeared Sarah Peacock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2025.

Notary Signature
My commission expires:



RETURN TO:
Sarah Peacock
217 Peeler Trail
Madison, TN 37115

True Copy Certification

I, **Megan Paulus,** 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 this the 2nd day of December, 2025.

Megan Paulus
Affiant Signature
Date 12/2/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

