Karen Johnson Davidson County
Batch# 1356667 DEEDQC
12/11/2025 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098515

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 10/21/28

(AFFIX SEAL)

AMANDA PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires 10/21/28
RUTHERFORD COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KAREN RUTH HALBERT (NAME)	**NEW OWNER** (NAME)	**171 03 0A 046.00**
5804 CLOVERLAND DRIVE BRENTWOOD, TN 37027 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4 day of December, 2025, the undersigned, **SCOTT A. HALBERT AND KAREN RUTH QUIST AKA KAREN RUTH HALBERT, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **KAREN RUTH HALBERT, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **5804 CLOVERLAND DRIVE, BRENTWOOD, TN 37027** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of SECTION 1A, FREDERICKSBURG, of record in Plat Book 7900, Page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Halbert and Karen Ruth Quist as Joint Tenants with right of survivorship, by Warranty Deed from Gregory W. Winnett and wife, Kelly E. Winnett, of record in Book 11644, Page 948, in the Register's Office of Davidson County, Tennessee, dated August 31, 1999, and recorded on September 01, 1999.

Karen Ruth Halbert is one in the same as Karen Ruth Quist. Karen legally changed her name after getting married to Scott A. Halbert.

Please reference Divorce Decree under Case No. 24D-1547 in the Fourth Circuit Coutt for Davidson County, Tennessee.

This improved property more commonly known as 5804 Cloverland Drive, Brentwood, TN 37027.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.

2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of December, 2025.

GRANTOR: SCOTT A. HALBERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SCOTT A. HALBERT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4 day of December, 2025.

Notary Public

AMANDA PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
10/21/28
RUTHERFORD COUNTY

10/21/28
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 4, 2025

Affiant Signature

December 4, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of December, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY