Karen Johnson Davidson County
Batch# 1363073 DEEDQC
12/30/2025 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103792

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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 29th day of December, 2025.

NOTARY PUBLIC
My Commission Expires: 9/16/29

CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Caitlin Luszczek
5048 Falling Water Road
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

Map & Parcel: 090-12-0-229.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Small Town Charm, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Caitlin Luszczek, a married woman**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Westboro, Section 5, of record in Plat Book 3300, Page 3, as amended in Book 3309, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Small Town Charm, LLC, a Tennessee limited liability company, from Caitlin Luszczek, by Quitclaim Deed, of record in Instrument No. 20250220-0012334, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 642 Westboro Drive, Nashville, Tennessee 37209.

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 to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29th day of December, 2025.

SMALL TOWN CHARM, LLC

By: Caitlin Luszczek

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Caitlin Luszczek, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member (or other officer authorized to execute the instrument) of Small Town Charm, LLC, the within named bargainor, a Tennessee limited liability company, and that she, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29th day of December, 2025.

Notary Public

My Commission Expires: 9/16/29

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 29, 2025.

J. Carlton Drumwright

12/29/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 12/29/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY