Karen Johnson Davidson County
Batch# 1400442 DEEDQC
04/02/2026 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026421

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 31st day of March, 2026. Notary Public My Commission Expires: 06/26/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2028

QUITCLAIM DEED

THIS INDENTURE, made this 31st day of March, 2026, among:

KAREN LEA INGRAM, A SINGLE WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

INGRAM LIVING TRUST DATED MARCH 31, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being part of Lot 28 and Lot 29, Block B, on the Plan of Life and Casualty Insurance Company Subdivision No. 3, Old Hickory, as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee. Said part of Lot 28 being the westerly 1 ½ feet fronting on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line. Said Lot 29 fronting 60 feet on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Karen Lea Ingram, a single woman, by Warranty Deed from Southern Preservation Trust, dated May 7, 2020, W.M. Flum Trustee, dated June 29, 2020, and recorded July 6, 2020, at Instrument No. 20200706-0072270, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 102 Becker Avenue, Old Hickory, TN 37138.

THIS DEED has been prepared solely upon information furnished by **Karen Lea Ingram.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Karen Lea Ingram

KAREN LEA INGRAM

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Karen Lea Ingram**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2026.

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

Owner Name & Property Address:

Ingram Living Trust dated March 31, 2026
102 Becker Avenue
Old Hickory, TN 37138

Responsible Party For Taxes:

Ingram Living Trust dated March 31, 2026
102 Becker Avenue
Old Hickory, TN 37138

Tax Map and Parcel: 053 11 0 063.00

Certificate of Authenticity

I, Trent Linville, 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 March 31, 2026.

Date

T Linville

Affiant Signature

3/31/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

