This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson
Batch # 1478651
09/29/2026 11:05:48 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260929-0089997

New Owner:	Send Tax Bill:	Map/Parcel
Michael Joseph Howard, Trustee of the Howard Joint Revocable Living Trust dated June 19, 2019 2224 Alydar Run Murfreesboro, TN 37127	Same as new owner	188 10 0A 077.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 7th day of November 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL J. HOWARD, TRUSTEE OF THE HOWARD FAMILY LIVING TRUST DATED JULY 29, 2009** (Grantor), by these present do hereby quitclaim and convey unto **MICHAEL JOSEPH HOWARD, TRUSTEE OF THE HOWARD JOINT REVOCABLE LIVING TRUST DATED JUNE 19, 2019,** (Grantee), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 77, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan

reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Michael J. Howard and Carol A. Howard, Trustees of the Howard Family Living Trust dated July 29, 2009, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated December 19, 2016, filed for record on January 9, 2017, and of record in Instrument No. 20170109-0002125, in the Register's Office for Davidson County, Tennessee. Carol A. Howard died on July 22, 2019, at which time Michael J. Howard became the sole Trustee of the Howard Family Trust date July 29, 2009.

The conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on the plans of record in Instrument No. 20070807-0093924 and Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee.
2. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges for liens, contained in an Instrument of record in Instrument No. 20070627-0076582, Instrument No. 2007821-0099817, Instrument No. 20070821-0099818 and in Instrument No. 20080515-00498982, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.
5. Easement and Memorandum. of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and in Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
8. Restrictive Covenants for Detached Structure of record as Instrument No. 20160803-0080192, in the Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2004 Oak Trail Drive, Nolensville, TN 37135.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 7th day of NOVEMBER, 2024.

By: _____
MICHAEL J. HOWARD, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Howard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 7th day of November, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025