Davidson County DEEDQC
Recvd: 04/26/17 15:10 5 pgs
Fees:27.00 Taxes:0.00
20170426-0041162

NEW OWNER:

Virginia L. McClellan
3923 Plantation Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map 75
Group 9
Parcel 56.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2734 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely with information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia L. McClellan, Trustee and her successors in trust, of the SURVIVING SPOUSE TRUST UTA for THE GEORGE L. MCCLELLAN LIVING TRUST, dated September 8, 2001, and Virginia L. McClellan, Trustee and her successors in trust, of THE VIRGINIA L. MCCLELLAN REVOCABLE LIVING TRUST, dated September 8, 2001,** do convey unto the **VIRGINIA L. MCCLELLAN, unmarried, individually,** her heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 562 on the Plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, Page 1, Register's Office, Davidson County, Tennessee.

Said Lot No. 562 fronts 85 feet on the southerly margin of Plantation Drive and runs back between parallel lines, measuring 156.7 feet on the easterly line and 153.4 feet on the westerly line, to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to George L. McClellan, Trustee and his successors in trust, of THE GEORGE L. MCCLELLAN REVOCABLE LIVING TRUST, and Virginia L. McClellan, Trustee and her successors in trust, of THE VIRGINIA L. MCCLELLAN REVOCABLE LIVING TRUST, from George L. McClellan and wife, Virginia L. McClellan, by Quitclaim Deed, dated February 12, 2002, of record as Instrument 20020314-0032397, Register's Office for Davidson County, Tennessee, and to Virginia L. McClellan, Trustee and her successors in trust, of THE SURVIVING SPOUSE TRUST UTA FOR THE GEORGE L. MCCLELLAN LIVING TRUST, dated September 8, 2001, from Virginia L. McClellan, Trustee and her successors in trust, of THE GEORGE L. MCCLELLAN LIVING TRUST, dated September 8, 2001, by Quitclaim Deed, dated _____, of record as Instrument ___20170426-0041161___, Register's Office for Davidson County, Tennessee.

George L. McClellan died testate in Davidson County, Tennessee on March 23, 2006.

This is IMPROVED property known as 3923 Plantation Drive, Hermitage, Tennessee 37076.

Larry T. McClellan, Joe D. McClellan, and Kristy Bredenson join in this conveyance so as to convey any future interest they may own is said property as contingent beneficiaries of The

McClellan Family Trust UTA of The George L. McClellan Living Trust, dated September 8, 2001.

WITNESS SIGNATURE(S) this 21st day of April, 2017.

THE VIRGINIA L. MCCLELLAN REVOCABLE LIVING TRUST:

Virginia L. McClellan

VIRGINIA L. MCCLELLAN, TRUSTEE

THE SURVIVING SPOUSE TRUST UTA for THE GEORGE L. MCCLELLAN LIVING TRUST:

Virginia L. McClellan

VIRGINIA L. MCCLELLAN, TRUSTEE

Larry T. McClellan

LARRY T. MCCLELLAN, Contingent Beneficiary of The McClellan Family Trust UTA for The George L. McClellan Living Trust

Joe D. McClellan

JOE D. MCCLELLAN, Contingent Beneficiary of The McClellan Family Trust UTA for The George L. McClellan Living Trust

Kristy M. Bredenson

KRISTY BREDENSON, Contingent Beneficiary of The McClellan Family Trust UTA for The George L. McClellan Living Trust

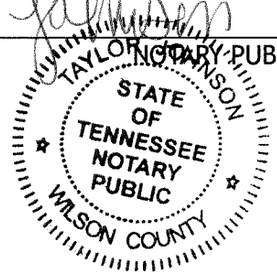
STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VIRGINIA L. MCCLELLAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as Trustee for, THE VIRGINIA L. MCCLELLAN REVOCABLE LIVING TRUST, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2017.

taylor johnson
NOTARY PUBLIC

My commission expires: 3/31/2021



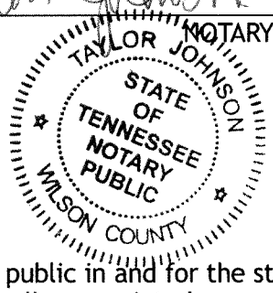
STATE OF TN.
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VIRGINIA L. MCCLELLAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as Trustee for, **THE SURVIVING SPOUSE TRUST UTA for GEORGE L. MCCLELLAN LIVING TRUST**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2017.

taylor johnson
NOTARY PUBLIC

My commission expires: 3/31/2021



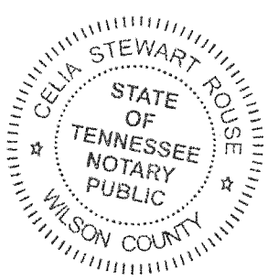
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LARRY T. MCCLELLAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of, and as a Contingent Beneficiary for, **THE MCCLELLAN FAMILY TRUST UTA for GEORGE L. MCCLELLAN LIVING TRUST**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2017.

Celia Stewart Rouse
NOTARY PUBLIC

My commission expires: 2/11/2019



STATE OF FL
COUNTY OF Walton

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOE D. MCCLELLAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of, and as a Contingent Beneficiary for, **THE MCCLELLAN FAMILY TRUST UTA for GEORGE L. MCCLELLAN LIVING TRUST**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of april, 2017.

Deborah A. Uezato
NOTARY PUBLIC

My commission expires: 2/24/20

Notary Public - State of Florida
DEBORAH A. UEZATO
MY COMMISSION # FF 964458
EXPIRES: February 24, 2020
Bonded through Western Surety Company

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KRISTY BREDENSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of, and as a Contingent Beneficiary for, **THE MCCLELLAN FAMILY TRUST UTA for GEORGE L. MCCLELLAN LIVING TRUST**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2017.

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

taylor johnson
exp. 3/31/2021
NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Celia Stewart Breese
Affiant

Sworn to and subscribed to before me, this the 21st day of April, 2017.

taylor johnson
Notary Public

My commission expires: 3/31/2021

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY
(SEAL)