Bill Garrett Davidson County
Batch# 126396 DEEDQC
08/08/2018 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180808-0078033

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Ann Marie McFarland, Trustee
6505 Lampe Court
Hermitage, TN 37076

Send Tax Bills To
Same

Map-Parcel No.
098 05 0B 019.00

Quitclaim Deed to Trustee

Grantor: Ann M. McFarland (Widowed)
Grantee: Ann Marie McFarland, Trustee of the Revocable Trust of Ann Marie McFarland, dated July 20, 2018

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being only lot No. 19, first revision, final plat of Baypointe Subdivision, Phase 1, recorded in Instrument No. 20000621-0061773, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ann M. McFarland by deed from Cecil L. McFarland, of record in Instrument No. 20120509-0039959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Property is subject to all matters affecting said premises as contained in Plat Instrument 20000621-0061773, Register's Office for Davidson County, Tennessee.
2. Property is subject to Baypointe Subdivision, Phase I, Planned Unit Development, of record in Instrument 2000621-0061773, Register's Office for Davidson County, Tennessee and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
3. Property is subject to Restrictive Covenants contained in Instrument 20000510-0047337, and amended in Instrument 20000720-0071748, Register's Office for Davidson County, Tennessee.
4. Property is subject to an easement for sanitary/storm granted to Metro Government of record in Book 10316, Page 619, Register's Office for Davidson County, Tennessee.
5. Property is subject to an easement for common/open areas granted to Baypointe H.O. A. of record in Instrument 20020805-0093528, Register's Office for Davidson County, Tennessee.
6. Any and all restrictions, conditions, and easements of record.

This is improved property known as: 6505 Lampe Court, Hermitage, Tennessee 37076

The property is conveyed subject to such limitations, restrictions, and encumbrances

as may affect the property.

Ann M. McFarland and Ann Marie McFarland is one and the same person.

Signed on July 20, 2018

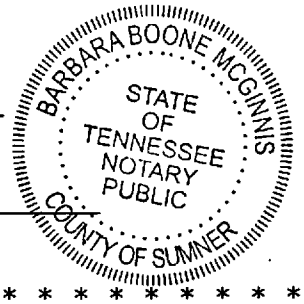
Ann M. McFarland

Ann M. McFarland, Grantor

State of Tennessee
County of Sumner

On July 20, 2018, personally appeared before me, Ann Marie McFarland, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis



Notary Public

My commission expires: 6/18/2019

* *

State of Tennessee
County of Sumner

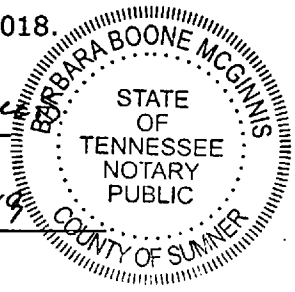
The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.00

Ann Marie McFarland

Ann Marie McFarland, Trustee
Grantee

Sworn to and subscribed before me on July 20, 2018.

Barbara Boone McGinnis



Notary Public

My commission expires: 6/18/2019

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati K. Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 7/24/19

