Karen Johnson Davidson County
Batch# 196610 DEEDQC
02/19/2019 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0015003

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Sharon A. Bryan
2108 E Hill Drive
Madison, TN 37115-2210

SEND TAX BILLS TO:
Sharon A. Bryan
2108 E Hill Drive
Madison, TN 37115-2210

NEW OWNER'S MAILING ADDRESS:
Sharon A. Bryan
2108 E Hill Drive
Madison, TN 37115-2210

MAP-PARCEL NUMBER(S): 03403007200
34022867079
65328449-48433494 (1)

QUITCLAIM DEED

THIS INDENTURE, made this 11 day of February 2019, by and between Sharon A. Bryan, Trustee of The Bryan Revocable Living Trust Dated June 20, 1986, hereinafter referred to as "Grantor", and Sharon A. Bryan, an unmarried woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165, ON THE PLAN OF SHEPHERD HILLS, SECTION NO. 5, OF RECORD IN BOOK 2854, PAGE 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 2108 E Hill Drive, Madison, TN 37115-2210

Being the same property conveyed to Grantor by deed dated March 05, 2018 which deed was recorded at Instrument/Case No. 20180308-0022201 in the Land Records for Davidson County on March 08, 2018.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Sharon A Bryan

Sharon A. Bryan, Trustee of The Bryan Revocable Living Trust Dated June 20, 1986, Grantor

STATE OF New Mexico

COUNTY OF Sandoval

On this 11 day of February 2019, before me personally appeared Sharon A. Bryan, Trustee of The Bryan Revocable Living Trust Dated June 20, 1986, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Janice Dudley

Notary Public (Signature of Notary Public)

JANICE Dudley

(Printed Name of Notary Public)

My Commission Expires: 9-16-19

(OFFICIAL SEAL)
OFFICIAL SEAL
JANICE DUDLEY
Notary Public
State of New Mexico
My Comm. Expires 9-16-19

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN DL #139853393

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne