Karen Johnson Davidson County
Batch# 269834 DEEDQC
08/12/2019 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190812-0080044

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Traci Adams 735 Tulip Grove Road #205 Hermitage, TN 37076	Same	075-12-0-F-080.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

WHEREAS, R. B. Wolfe was the sole acting trustee of the R. B. Wolfe Trust for Traci Adams dated June 10, 2011 (the "Trust") until his death on November 14, 2018;

WHEREAS, Donna R. Garrett-Wolfe is now the duly acting successor trustee (the "Trustee") of the Trust;

WHEREAS, the Trustee acquired the real property described on Exhibit A hereto (the "Property"), as trustee of the Trust; and

WHEREAS, the Trustee has the power to encroach upon the assets of the Trust for the benefit of one or more of the beneficiaries of the Trust and now desires to do so.

NOW THEREFORE AND PURSUANT TO the authority granted to her as trustee, Donna R. Garrett-Wolfe, as trustee of the R. B. WOLFE TRUST FOR TRACI ADAMS DATED JUNE 10, 2011, and not further or otherwise, does hereby quitclaim and, by these presents, transfer and convey unto TRACI ADAMS, her heirs and assigns, all of her right, title, and interest as Trustee of the Trust, in and to the Property.

This is improved property known as 735 Tulip Grove Road #205, Hermitage, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26 day of July, 2019.

R. B. WOLFE TRUST FOR TRACI ADAMS DATED JUNE 10, 2011:

Donna R Garrett-Wolfe

Donna R. Garrett-Wolfe, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Donna R. Garrett-Wolfe, with whom I am personally acquainted and who acknowledged that she executed the within instrument, as trustee of the R. B. Wolfe Trust for Traci Adams dated June 10, 2011, for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 2019.

Notary Public

My Commission Expires:
05/08/2022

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Michael D. Sontag

Subscribed and sworn to before me this
26th day of July, 2019.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 80 a.k.a. Unit 205, Tulip Cove Townhomes, as shown on plat of record in "Exhibit B" in the declaration of covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-00559119, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property..

Being the same property conveyed to R. B. Wolfe, as trustee of the R. B. Wolfe Trust for Traci Adams dated June 10, 2011, by deed from R. B. Wolfe, of record at Instrument Number 20110708-0052436, Register's Office for Davidson County, Tennessee.

26826144.1

True Copy Certification

I, __Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

