Karen Johnson Davidson County
Batch# 304119 DEEDQC
10/22/2019 11:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191022-0108158

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
Karen R. Pulley, Trustee
213 Bonnabrook Dr.
Hermitage, TN 37076

Send Tax Bills To
Same

Map-Parcel No.
074 16 0 069.00

Quitclaim Deed to Trustee

Grantor: Lovie H. Pulley (a widow)
Grantee: Karen R. Pulley, Trustee of the Irrevocable Trust of Lovie Mae Pulley, dated October 16, 2019

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 Lot No. 416 on the plan of Hermitage Hills, Section 5, as of record in book 3300, pages 1 and 2, Register's Office for said County.

SAID lot No. 416 fronts 78.71 feet on the southerly side of Bonnabrook Drive and extends back 173.16 feet on the westerly line and 146.9 feet on the easterly line to a dead line, measuring 82.95 feet thereon.

Being the same property conveyed to James W. Pulley and wife, Lovie H. Pulley by deed from Gregory Homes, Inc., a Tennessee corporation, of record in Book 3533, Page 73, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along southerly line of premises, 40 foot building setback line from Bonnabrook Drive and conditions of owners certificate as shown on plan of record in book 3300, pages 1 and 2, said Register's Office , and to restrictive covenants contained in an instrument of record in book 3222, page 154, said Register's Office.

This is improved property, known as: 213 Bonnabrook Dr., Hermitage, TN 37076.

Lovie H. Pulley and Lovie Mae Pulley is one and the same person.

James W. Pulley and Lovie H. Pulley were married in Tennessee on October 11, 1958. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James W. Pulley in Tennessee on February 1, 1968; and Lovie Pulley conveys as surviving tenant by the entirety.

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

Lovie H. Pulley by Karen R. Pulley Att
Lovie H. Pulley, Grantor by Attorney-in-Fact

State of Tennessee
County of Sumner

On October 16, 2019, personally appeared before me, Karen R. Pulley, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, as attorney in fact for Lovie M. Pulley and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Karen R. Pulley
Karen R. Pulley, Trustee
Grantee

Sworn to and subscribed before me on October 16, 2019.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, 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.

Jennifer Berkon
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Barbara B. McGinnis, a notary public for this county and state, Jennifer Berkon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara Boone McGinnis
Notary's Signature
My Commission Expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER