QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 385726 DEEDQC
04/14/2020 03:18:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200414-0039120

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Ann Marie McFarland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS April 6, 2020

Notary Public

COMMISSION EXPIRES: March 2021
(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2021

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Ann Marie McFarland	Ann Marie McFarland	098 05 0B 019.00
(Name) 6505 Lampe Court Hermitage, TN 37076	6505 Lampe Court Hermitage, TN 37076	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Ann Marie McFarland, Trustee of the Revocable Trust of Ann Marie McFarland, dated July 20, 2018**, hereinafter referred to as Grantor(s), hereby quitclaim to **Ann Marie McFarland, a unmarried woman** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

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, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cecil L. McFarland and wife, Ann M. McFarland by Deed from James V. Tedesco and wife, Jennifer J. Tedesco dated October 20, 2006 and recorded October 24, 2006 as Instrument No. 20061024-0131634, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann M. McFarland by Quitclaim Deed from Cecil L. McFarland dated May 7, 2012 and recorded May 9, 2012 as Instrument No. 20120509-0039959, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ann Marie McFarland, Trustee of the Revocable Trust of Ann Marie McFarland, dated July 20, 2018 by Quitclaim Deed to Trustee from Ann M. McFarland (Widowed) dated July 20, 2018 and recorded August 8, 2018 as Instrument No. 20180808-0078033, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Ann Marie McFarland, Trustee of the Revocable Trust of Ann Marie McFarland, dated July 20, 2018 has hereunto set his/her/their signature, on this, the 6th of April, 2020.

Ann Marie McFarland, Trustee

Ann Marie McFarland, Trustee
Revocable Trust of Ann Marie McFarland,
dated July 20, 2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ann Marie McFarland, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustee of the Revocable Trust of Ann Marie McFarland dated July 20, 2018, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of April, 2020.

Notary Public

My Commission Expires: 11/08/2021

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021