Karen Johnson Davidson County
Batch# 489546 DEEDQC
10/05/2020 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201005-0115089

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 2, 2020.

Notary Public

My Commission Expires: 7/3/22

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Thomas Randolph Pearson
Carolyn McGinnis Pearson, Co-Trustees
4045 Magnolia Farms Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number,
086 13 0A 093.00

QUITCLAIM DEED

Thomas R. Pearson and Carolyn McGinnis Pearson, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim a one-half (1/2) interest to **Thomas Randolph Pearson, Trustee of The Thomas Randolph Pearson Revocable Living Trust, dated October 2, 2020** and a one-half (1/2) interest to **Carolyn McGinnis Pearson, Trustee of The Carolyn McGinnis Pearson Revocable Living Trust, dated October 2, 2020** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

816345 1/020200783

WITNESS my hand on this day, October 2, 2020.

Thomas R. Pearson

Carolyn McGinnis Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas R. Pearson and Carolyn McGinnis Pearson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, October 2, 2020.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 93 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas R. Pearson and Carolyn McGinnis Pearson, husband and wife from Thomas R. Pearson, an unmarried man and Carolyn A. McGinnis, an unmarried woman, as tenants in common with rights of survivorship, by quitclaim deed, of record in Instrument No. 20190823-0085067, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 4045 Magnolia Farms Drive, Hermitage, TN 37076.

True Copy Certification

I, Andrew J. Bellm, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, October 2, 2020.

Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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