ADDRESS NEW OWNER:
The Tompkins Family Revocable Living Trust
c/o Nicholas Alexander Tompkins and Jana Ann Tompkins, Tr
2264 Seven Points Circle
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 833540 DEEDWARR
04/01/2022 12:46:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220401-0038158

SEND TAX BILLS:
Same as above

Map-Parcel Numbers
098-13-OC-147.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **NICHOLAS ALEXANDER TOMPKINS and JANA ANN TOMPKINS,** husband and wife, hereinafter called the Grantees, their heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **NICHOLAS ALEXANDER TOMPKINS and JANA ANN TOMPKINS** as Trustees of **THE TOMPKINS FAMILY REVOCABLE LIVING TRUST,** their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 44 on the Plan of Section 2B, The Meadows of Seven Points, RS 15 Cluster Lot Subdivision of record in Plat Instrument No. 20050727-0087624, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Clifford Strong, and wife, Cynthia Strong by Warranty Deed from Frank Batson Homes, Inc., dated 06/02/2006, recorded 06/05/2006 of record in Instrument No. 20060605-0065938, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Nicholas Alexander Tompkins and Jana Ann Tompkins, husband and wife, by Warranty Deed from Clifford Strong and wife, Cynthia Strong, dated 02/05/2016, recorded 02/11/2016, of record in Instrument No. 20160211-0013358, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters shown on the plat of record in Plat Instrument No. 20050727-0087624, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 11670, Page 822. By-Laws of Record in Book 11670, Page 837, in the Register's Office for Davidson

County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Charter of Meadows of Seven Points Homeowner's Association, Inc., of record in Instrument No. 200003220028986, in the Register's Office for Davidson County, Tennessee; and (4) Quitclaim Deed of record in Instrument No. 20090107-0001612, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements or record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2264 Seven Points Circle, Hermitage, Tennessee 37076.

Witness my hand this _____ day of March, 2022.

Nicholas Alexander Tompkins

NICHOLAS ALEXANDER TOMPKINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicholas Alexander Tompkins**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 28th day of March, 2022.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE

Ruth D. Wakefield

Notary Public
My Commission Expires: _____

Witness my hand this _____ day of March, 2022.

JANA ANN TOMPKINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jana Ann Tompkins**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this this 28th day of March, 2022.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 2

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

NICHOLAS ALEXANDER TOMPKINS, Trustee
AFFIANT

Subscribed and sworn to before me this 28th day of March, 2022.

RUTH D. WAKEFIELD TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

JANA ANN TOMPKINS, Trustee
AFFIANT

Subscribed and sworn to before me this 28th day of March, 2022.

RUTH D. WAKEFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 28

Notary Public
My Commission Expires: _____

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889