Karen Johnson Davidson County
Batch# 852708 DEEDQC
05/09/2022 01:56:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220509-0053019

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Momentum Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

KEELY MULLINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Feb. 9, 2025

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--10.00--.

Donna Lynn Elmore, Grantor, Affiant

Subscribed and sworn to before me, this 26th day of April, 2022.

Notary Public
My Commission Expires: February 9, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donna Lynn Elmore; Trustee of Revocable Trust of Donna Lynn Elmore 14445 Central Pike Mount Juliet, TN 37122	SAME	Map 68 Group Parcel 31

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Donna Lynn Elmore, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, hereby remise, release and quitclaim all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Donna Lynn Elmore, Trustee of the Revocable Trust of Donna Lynn Elmore, established by the Trust Agreement of Donna Lynn Elmore dated April 26, 2022**, as amended and restated from time to

time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 26th day of April, 2022.

Donna Lynn Elmore

Donna Lynn Elmore

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Mak, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of April, 2022.

Keely Mullins

Notary Public

My Commission Expires: February 9, 2025

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

EXHIBIT A

Legal Description

Being a tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made March 4, 1932, by Erle Drake, County surveyor for said County, as follows: Beginning in the Center of the Hydes Ferry Poke at the intersection of the northerly right-of-way line of the Tennessee Central Railroad; running thence with the center of said Pike North 64 ½ degrees east 575 feet to the northwest corner of a tract of land conveyed by J.W. Walkup and wife to Margaret Nunley by deed of record in Book 691, page 2; Register's Office of Davidson County, Tennessee; thence with Nunley's west line south 3 ½ degrees East 419 feet, more or less, to the northerly right-of-way line of said Railroad; thence with said right-of-way line and with the Railroad fence 570 feet to the beginning.

Being the same property conveyed by Donna Lynne Elmore, formerly Donna Lynn Barnes to C. Edward Coomer, Trustee. C. Edward Coomer, as Trustee, conveyed the property to Marion Elmore, Jr. and wife, Donna Lynn Elmore, their heirs and assigns, of record in Book 8282 page 477, Register's Office for Davidson County, Tennessee on January 24, 1991.