Karen Johnson Davidson County
Batch# 879242 DEEDQC
06/28/2022 09:09:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220628-0073994

New owners / co-trustees of the trust

PREPARED BY:
A. TYLER WHITAKER
ATTORNEY AT LAW
601 WEST MAIN STREET
LEBANON, TN 37087

SEND TAX BILLS TO:
Dean and Ruth Pilkinton
9641 Lakeview Drive
Foley, AL 36535
MAP 064-16-0-A PARCEL 120CO

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Whitaker Law Office, A. Tyler Whitaker Attorney at Law, shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $10.00, the receipt of all of which is hereby acknowledged, We, DEAN PILKINTON and RUTH PILKINTON, husband and wife, do hereby sell, transfer, convey and quitclaim unto the JERRY DEAN and FLORENCE RUTH PILKINTON LIVING TRUST AGREEMENT, as tenants in common, their heirs and assigns, all our right, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being unit 120 on the plan of Resubdivision of Jackson Meadows, Phase 1, of record in plat Book 6900, Page 527, and further established by Master Deed and Bylaws of record in Book 7433, Page 236, as amended in Book 7434, Page 642, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Dean Pilkinton and Ruth Pilkinton, husband and wife, by Warranty Deed, dated the 9th day of March 2016, Instrument 201603100023255 and of record in the Register of Deeds Office of Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6900, Page 207; Instrument No. 20140818-0074729 and Instrument No. 20140818-0074730; Stormwater Detention Agreement of record in Book 5861, Page 544; Charter of Jackson Meadow Homeowners Association of record in Book 5796, Page 42,

as amended in Book 8205, Page 138, 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 of 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 120 General Jackson Lane, Condominium 2, Hermitage, TN 37076

In testimony whereof, We, DEAN PILKINTON and RUTH PILKINTON, have hereunto set our signatures this the 10 day of JUNE, 2022.

Dean Pilkinton
DEAN PILKINTON

Ruth Pilkinton
RUTH PILKINTON

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named Bargainor, DEAN PILKINTON , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 10 day of JUNE, 2022.

Clariza Rawls
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/07/2023.

CLARIZA RAWLS
COMM. EXP.
NOTARY
PUBLIC
JANUARY 07, 2023
ALABAMA STATE AT LARGE

STATE OF ALABAMA

COUNTY OF BALDWIN

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named Bargainor, RUTH PILKINTON , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 10 day of JUNE, 2022.

Clariza Rawls

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/07/2023.

CLARIZA RAWLS COMM. EXP. NOTARY PUBLIC JANUARY 07, 2023 ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF BALDWIN

The actual consideration or value of this transfer is $10.00.

Dean Pilkinton

DEAN PILKINTON, Co-Trustee

Ruth Pilkinton

RUTH PILKINTON, Co-Trustee

Sworn and scribed to before me on this the 10 day of JUNE 2022.

Clariza Rawls

NOTARY PUBLIC
My Commission Expires: 01/07/2023.

CLARIZA RAWLS COMM. EXP. NOTARY PUBLIC JANUARY 07, 2023 ALABAMA STATE AT LARGE