Karen Johnson Davidson County
Batch# 879242 DEEDQC
06/28/2022 09:09:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220628-0073995

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 064160A PARCEL 11900CO

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:

> Situated in Davidson County, Tennessee, being more particularly described as follows, to wit:
>
> Being Unit No. 119 on the Plan of Jackson Meadow, Phase 1, Section 1, according to the Master Deed of record in Book 7433, Page 236, as amended by Book 7434, Page 642, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Dean Pilkinton and Ruth Pilkinton, husband and wife, by Warranty Deed, dated the 15th day of November 2018, instrument number 201811190113762 and of record in the Register of Deeds Office of Davidson County, Tennessee.
>
> Subject to all matters shown on the plat of record Plat Book 5200, Page 362, and Plat Book 690, Page 527; Covenants, conditions, restrictions and easements, if any, recorded as Book 7433, Page 236, as amended by Book 7434, Page 642, Register's Office of 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; Covenants, conditions, restrictions and easements, if any, recorded as Book 5796, Page 3, and Amended recorded as Book 5829, Page 970, 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 nation origin; Covenants, conditions, restrictions and easements, if any, recorded as Book 5796, Page 13 and Amended recorded as Book 5829, Page 972, 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; Bylaws of Jackson Meadow Homeowners Association, Inc., recorded as Book 5796, page 46 and Amended recorded as Book 5829, Page 975; Charter of Jackson Meadow Homeowners Association, Inc., Recorded as Book 5796, Page 42 and Amended Recorded as Book 8205, Page 138; and, Deed of Termination of Horizontal Property Regime recorded as Book 7433, Page 203, all 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 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 119 General Jackson Parkway, 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

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.

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.

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, Co-Trustee

or

RUTH PILKINTON, Co-Trustee

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

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

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