Karen Johnson Davidson County
Batch# 891963 DEEDQC
07/21/2022 12:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220721-0083672

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--

Jeffrey Ray Gearing, Grantor, Affiant

Subscribed and sworn to before me, this 21 day of July, 2022.

Notary Public
My Commission Expires: February 9, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Ray Gearing and Wendi Gayle Gearing; Trustees of Joint Revocable Trust of Jeffrey Gearing and Wendi Gearing 505 Kemp Drive Hermitage, TN 37076	SAME	Map/Parcel 087100A03800CO

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, Jeffrey R. Gearing and Wendi G. Gearing, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, 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 **Jeffrey Ray Gearing and Wendi Gayle Gearing, Trustees of the Joint Revocable Trust of Jeffrey Gearing and Wendi Gearing, established by the Trust Agreement dated July**

21, 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 21 day of July, 2022.

Jeffrey Ray Gearing

Wendi Gayle Gearing

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey R. Gearing and Wendi G. Gearing, 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 21 day of July, 2022.

My Commission Expires: February 9, 2025

Notary Public

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot Number 138 Aaron Cress, a Cluster Lot Development, of record in Instrument Number 20070910-0108427, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Jeffrey R. Gearing and Wending G. Gearing by Warranty Deed from The LUX Development Group, LLC of record in Instrument Number 20190102-0000369.

This is improved property known as 505 Kemp Drive, Hermitage, TN 37076.

Certificate of Authenticity

I, Matthew Mullins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/21/2022.

Date

Matthew Mullins

Affiant Signature

7/21/2022

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of July, 2022.

Keely Mullins

Notary's Signature

My Commission Expires: 2/9/2025

Date

Notary's Seal (if on paper)

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