Karen Johnson Davidson County
Batch# 901237 DEEDQC
08/09/2022 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220809-0090682

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
George Phillip Wolfe, Trustee 879 Tulip Grove Rd Hermitage, TN 37076	Same	076 00 0 043.00 and 075 00 0 097.00

Quitclaim Deed to Trustee

Grantor: George Phillip Wolfe and wife, Anne Rebecca L. Wolfe
Grantee: George Phillip Wolfe, Trustee of the Revocable Trust Agreement of George Phillip Wolfe and Anne Rebecca Wolfe, dated August 9, 2022

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

The following described Land in the 4th Civil District of Davidson County, Tennessee, being a small triangle of land isolated by the relocation of Tulip Grove Road and described according to a survey by J. R. Wauford and Company, Engineers, dated March 14, 1967, Job No. 67-001, as follows:

Beginning at a point in the center line of the old abandoned Tulip Grove Road, said point being the NE corner of the Dower Tract of the Subdivision of Wm. S. Hayes Estates recorded in Minute Book 1, Page 369 in the County Court of Davidson County, Tennessee, and thence N. 28 Degrees 20' W., 32.89 feet with the fence; N. 45 Degrees 20' W., 63.16 feet with the fence; N. 63 Degrees 04' W., 67.15 feet to a point in the center line of the present Tulip Grove Road; thence with said center line of said road on a curve as follows: S. 27 Degrees 27' E., 28.36 feet; S. 21 Degrees 27' E., 30.0 feet; S. 16 Degrees 09' E., 30.0 feet; S. 8 Degrees 18' E., 30.0 feet; S. 2 Degrees 32' E., 30.0 feet; S. 3 Degrees 23' W., 30.0 feet; S. 9 Degrees 03' W., 30.0 feet; S. 13 Degrees 53' W., 30.0 feet; A. 20 Degrees 13' W., 30.0 feet; S. 22 Degrees 33' W., 30.0 feet; S. 24 Degrees 03' W., 30.0 feet; thence N. 32 Degrees 24' E., 244.71 feet to the beginning.

TRACT 2:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by J. R. Wauford and Company, Engineers dated March 14, 1967, Job N. 67-001, as follows:

Beginning at a point 376.0 feet more or less East from the NE corner of the Dower Tract on the subdivision of the Wm. S. Hayes Estates, as of record in Minute Book 1, Page 369 in the County Court of Davidson County, Tennessee, and thence N. 15 Degrees 39' E., 623.70 feet with the fence to an iron pin; thence S. 82 Degrees 08' E., 625.00 feet to an iron pin; thence S. 15 Degrees 33' W., 928.90 feet to an iron pin by a 12-inch Box elder tree in the fence line; thence N. 81 Degrees 36' W., 625.29 feet to the beginning.

Being the same property conveyed to George Phillip Wolfe and Anne Rebecca L. Wolfe, husband and wife as tenants by the entirety, by deed from Rebecca L. Wolfe also known as Ann Rebecca L. Wolfe (a married woman), of record Instrument No. 20120423-0034511, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 879 Tulip Grove Road, Hermitage, TN 37076.

Anne Rebecca Wolfe and Anne Rebecca L. Wolfe are one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

George Phillip Wolfe (signature)
George Phillip Wolfe, Grantor

Anne Rebecca L. Wolfe (signature)
Anne Rebecca L. Wolfe, Grantor

State of Tennessee
County of Sumner

On August 9, 2022, personally appeared before me, George Phillip Wolfe, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis (signature)
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires May 23, 2023

State of Tennessee
County of Sumner

On August 9, 2022, personally appeared before me, Anne Rebecca L. Wolfe, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis (signature)
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

George Phillip Wolfe, Grantee

Sworn to and subscribed before me on August 9, 2022.

Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

TRUE Copy Certification

I, Deanna Allen, do hereby make oath that I am 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 August 9, 2022.

Signature

August 9, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 9, 2022.

Notary's Signature
My Commission Expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023