Karen Johnson Davidson County
Batch# 903322 DEEDQC
08/15/2022 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220815-0092455

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

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

John W. Valentine, Grantor, Affiant

Subscribed and sworn to before me, this 15th day of August, 2022.

Notary Public
My Commission Expires: February 9, 2025

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

Address of new owners:

John W. Valentine and Karen E. Valentine; Trustees of the Joint Revocable Trust of John and Karen Valentine
5120 Bay Overlook Drive
Hermitage, TN 37076

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map/Parcel 097-16-0-A-102.00
CO

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, John W. Valentine and Karen E. Valentine, 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 **John W. Valentine and Karen E. Valentine, Trustees of the Joint Revocable Trust of John and Karen Valentine, established by the Trust Agreement dated August 15, 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 15th day of August, 2022.

John W. Valentine

Karen E. Valentine

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Valentine and Karen E. Valentine, 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 15th day of August, 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

Being Lot No. 33, on the Plan of The Peninsula, Phase Three, Section One, or record in the Plat Book 9700, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John W. Valentine and Karen E. Valentine, husband and wife, by Warranty Deed from Christa Waymire and Richard Lee Waymire, wife and husband, dated March 14, 2017 of record in Instrument Number 20170314-0025020, Register's Office for Davidson County, Tennessee.

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 8/15/2022.

Date

Matthew D Mullins

Affiant Signature

8/15/2022

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of August, 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