Prepared By:
Colorado Real Estate Documents
and Notary Services, LLC

After Recording Return To:
Hillsdale College
Attn: Karmen Case
33 E. College Street
Hillsdale, MI 49242

Karen Johnson Davidson County
Batch# 925069 DEEDQC
10/04/2022 12:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221004-0109455

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 21, 2022 THE GRANTOR(S):

- John L. Palmer and wife, Glenda B. Palmer, residing at 1113 Oak Creek Drive, Nolensville, TN 37135,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Hillsdale College, of Hillsdale, Michigan, Trustee of the John and Glenda Palmer Charitable Remainder Unitrust, whose address is 33 E. College Street, Hillsdale, MI 49242

the following described real estate, situated in the City of Antioch, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This conveyance transfers the Grantors interest into an irrevocable charitable trust FBO the Grantors during their lifetime and the remainder of the estate becomes a gift.

Tax Parcel Number: 162-13-0-094-00

Commonly known as: 258 Cedarview Drive, Antioch, TN 37013

Mail Tax Statements To:
Hillsdale College
Attn: Karmen Case
33 E. College Street
Hillsdale, MI 49242

Grantor Signatures:

DATED: 9-22-22

John L. Palmer
1113 Oak Creek Drive
Nolensville, TN 37135

~~Glenda D. Palmer~~ Glenda B. Palmer LBP
1113 Oak Creek Drive
Nolensville, TN 37135

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 22nd day of September, 2022, before me personally appeared John L. Palmer and Glenda ~~D.~~ B. Palmer, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public MATT DECKARD

NOTARY PUBLIC
Title (and Rank)

My commission expires 6/18/23

I, John L. Palmer, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant Signature

Affiant's Name: John L. Palmer

EXHIBIT A

Being Lot No. 33 on the Plat of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot. No. 33 fronts 60.61 feet on the Westerly margin of Cedarview Drive, and extends back 155.0 feet to the Southerly line, and 158.18 feet on the Northerly line, to a line on the rear on which it measures 92.17 feet.

Being part of the same property conveyed to John L. Palmer and wife, Glenda B. Palmer, by deed from Brent Valley Builders, Incorporated of record in Book 4975, Page 31, Register's Office for said county.

This conveyance is subject to restrictions of record in Book 4781, Page 858, said Register's Office.

Tennessee Certification of Electronic Document

I, Ellen Muzzio, 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 9/21/22 (date of ~~document~~). Notarized 9/22/22

Affiant Signature

9/27/2022
Date

State of Colorado

County of Jefferson

Sworn to and subscribed before me this 27 day of September, 2022.

Kay Masse
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2026

NOTARY'S SEAL

Kay Masse
• NOTARY PUBLIC •
STATE OF COLORADO
Notary ID 20144047144
My commission expires December 12, 2026

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Affiant

Subscribed and sworn before me, this 29th day of September, 2022.

Notary

DAMIAN PADILLA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224028376
MY COMMISSION EXPIRES 07/20/2026