This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

Karen Johnson Davidson County
Batch# 929627 DEEDQC
10/14/2022 11:51:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221014-0112811

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NUMBER:
Audrey D. McMillan, Trustee, or her successors in interest, of the Audrey D. McMillan Revocable Trust dated October 7, 2022 2004 Dunedin Cove Old Hickory, TN 37138	Audrey D. McMillan, Trustee 2004 Dunedin Cove Old Hickory, TN 37138	064 03 0A 107.00

QUITCLAIM DEED

Grantor, Audrey D. McMillan, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Audrey D. McMillan, Trustee, or her successors in interest, of the Audrey D. McMillan Revocable Trust dated October 7, 2022, and any amendments thereto all of her rights, title and interest in the following property, commonly known as 2004 Dunedin Cove, Old Hickory, Tennessee 37138.

Land in Davidson County, Tennessee, being Lot No. 180, on the Final Plat of Phase Eleven, Section Two, Brandywine Pointe (a Planned Unit Development), of record in Plat Book 9700, Page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to All matters shown on the plat of record in Plat Book 9700, Page 241, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10194, Page 767, Amendment to By-Laws of record in Book 10721, Page 835. 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. Drainage Easement of record in Book

11150, Page 114, in the Register's Office for Davidson County. Tennessee. Charter of Brandywine Pointe Community Association. Inc. of record in Book 9013, Page 39 and Book 9117. Page 77. in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject, (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.

Prior title reference may be found in the Register's Office of Davidson County, Tennessee as #2016103-0108194

Grantor and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

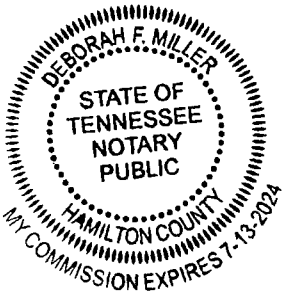
[SIGNATURES ON THE FOLLOWING PAGES]

Audrey D. McMillan, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, , who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of her knowledge, information and belief.

Sworn to and subscribed before me this 7th day of October, 2022 .



Notary Public

OATH OF VALUE

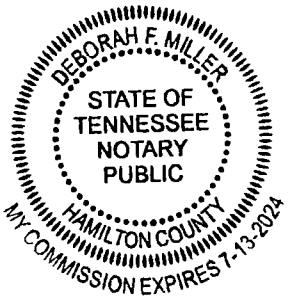
We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Audrey D. McMillan, Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Audrey D. McMillan, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of her knowledge, information and belief.

Sworn to and subscribed before me this 7th day of October, 2022.



Notary Public