Karen Johnson Davidson County
Batch# 959973 DEEDQC
01/11/2023 09:43:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002322

This instrument was prepared by
Foreman Watson Holtrey, LLP
101 SE Parkway Court, Suite 220
Franklin, TN 37064

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold Foreman Watson Holtrey, LLP, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Joseph V. Resmini, Trustee Donna L. Resmini, Trustee Resmini Living Trust dated January 10, 2023 912 Springlane Drive Nolensville, TN 37135	SAME	187-05-0A-170.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Grantors, **Joseph Victor Resmini and Donna Louise Resmini**, each of whom are also respectively known as Joseph V. Resmini and Donna L. Resmini, husband and wife, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto Grantees, **Joseph V. Resmini and Donna L. Resmini, Trustees, or their successors in interest of the Resmini Living Trust, dated January 10, 2023, and any amendments thereto,** as tenancy by the entirety, all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Burkitt Springs, Phase 3, of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Victor Resmini and Donna Louise Resmini, husband and wife, by Warranty Deed of record from Regent Homes, LLC, a Tennessee limited liability company, in Instrument No. 20180611-0055850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Subject to all matters shown on the Plan of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, with Supplement to annex Phase 3 of record in Instrument No. 20170925-0097954, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The foregoing legal description is the same as contained in the previously recorded deed.

This improved property known as 912 Springlane Drive, Nolensville, TN 37135.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 10th day of January, 2023.

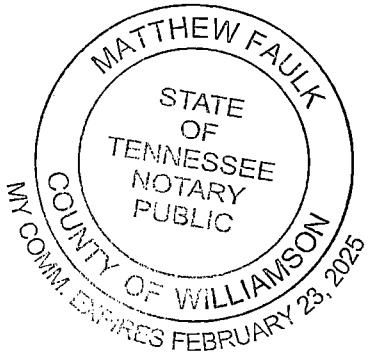
Joseph Victor Resmini

Donna Louise Resmini

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Joseph Victor Resmini and Donna Louise Resmini, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 10th day of January, 2023.



Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025