This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 962301 DEEDQC
01/19/2023 08:17:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230119-0004244

New Owner:	Send Tax Bill:	Map/Parcel
Michael B. Budai and Donna G. Budai, Trustees of the Budai Joint Revocable Living Trust dated January 16, 2023, and any amendments thereto 1029 Wyntergrace Farm Rd. Old Hickory, TN 37138	Wells Fargo Mortgage Attn: Tax Dept. Mail Stop 2302-04D 1 Home Campus Des Moines, IA 50328-0001	064 08 0A 044.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Michael B Budai
AFFIANT

Sworn to and subscribed before me this 16th day of January 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL BUDAI** and **DONNA BUDAI**, husband and wife, (Grantors), by these present do hereby quitclaim and convey unto **MICHAEL B. BUDAI AND DONNA G. BUDAI, TRUSTEES OF THE BUDAI JOINT REVOCABLE LIVING TRUST DATED JANUARY 16, 2023, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entireties, its heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Being Lot No. 31 on the Plan of MERRIT DOWNS, Section Two, as of record in Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Budai and wife, Donna Budai, by deed from Thomas E. Baker, an unmarried man, of record in Instrument No. 20080701-0068065, Register's Office for said County.

Utility Easement to Cumberland Utility District as shown of record in Deed Book 4910, Page 838, Register's Office for said County.

Ingress/Egress Rights Easement as shown of record in Deed Book 5699, Page 537, Register's Office for said County.

Right of Way and Drainage Easement conveyed to Metro Government as shown of record in Deed Book 8632, Page 146, Register's Office for said County.

Quitclaim Charter of Homeowner's Association for common area & open space as shown of record in Instrument No. 20040407-0039569, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20010608-0060785, Register's Office for said County.

Restated Charter of Homeowner's Association as shown of record in Instrument No. 2011127-0129417, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20010604-0057881, 20010702-0069864, 20040330-0035673, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20010608-0060786, Register's Office for said County. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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.

This is improved property, known as 1029 Wyntergrace Farm Rd., Old Hickory, TN 37138.

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 tenants by the entireties, despite its conveyance to our revocable trust.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

WITNESS MY HAND this 16 day of January, 2023.

By: Michael D Budai
MICHAEL BUDAI

By: Donna Budai
DONNA BUDAI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Budai and Donna Budai, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 16th day of January, 2023.

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

NOTARY PUBLIC
My Commission Expires: 3/19/2025