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.

Karen Johnson Davidson County
Batch# 974997 DEEDQC
02/28/2023 11:46:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014139

New Owner:	Send Tax Bill:	Map/Parcel
Margaret F. Whitaker, Trustee of the Margaret F. Whitaker Revocable Living Trust dated February 22, 2023, and any amendments thereto 3180 Hidden Creek Drive Antioch, TN 37013	Same as new owner	173 16 0A 274.00

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]).

Margaret F Whitaker
AFFIANT

Sworn to and subscribed before me this 22nd day of Febry 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, I, **MARGARET WHITAKER**, an unmarried woman, by these present do hereby quitclaim and convey unto **MARGARET F. WHITAKER, TRUSTEE OF THE MARGARET F. WHITAKER REVOCABLE LIVING TRUST DATED FEBRUARY 22, 2023, AND ANY AMENDMENTS THERETO**, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 38 on the plan of Hidden Creek, Phase 5 of record in Instrument No. 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Margaret Whitaker, by warranty deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No: 20070613-0071070, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved al property, known as 3180 Hidden Creek Drive, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 22nd day of February, 2023.

By: Margaret J Whitaker
MARGARET WHITAKER

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 Margaret Whitaker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 22nd day of February, 2023.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

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