Karen Johnson Davidson County
Batch# 977910 DEEDQC
03/07/2023 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230307-0016288

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Gina B. Pruitt, Trustee Gina B. Pruitt Trust 5137 Mountainbrook Circle Hermitage, TN 37076	same	085 04 0A 303.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Gina B. Pruitt (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Gina B. Pruitt, Trustee, and her successors in trust, of the Gina B. Pruitt Trust dated March 6, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 303 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, of record in Instrument No. 20150729-0074430, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gina B. Pruitt, an unmarried woman, by Warranty Deed from Meritage Homes of Tennessee, Inc. an Arizona corporation, of record at Instrument No. 20151231-0131533, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5137 Mountainbrook Circle, Hermitage, Tennessee 37076.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 6th day of March, 2023.

Gina B. Pruitt, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gina B. Pruitt, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2023.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Gina B. Pruitt, Affiant

Subscribed and sworn to before me this 6th day of March, 2023.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 the 6th day of March, 2023.

Andrea J. Sinclair

Andrea J. Sinclair

March 7, 2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of March, 2023.

Notary Public

My Commission Expires: 7/7/25

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

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