Karen Johnson Davidson County
Batch# 992199 DEEDQC
04/14/2023 09:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230414-0027383

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 22 day of February, 2023, by and between **Matt Fore**, **Trustee of the Revocable Trust of Matt Fore**, **("Grantor")**, party of the first part, and **Scott Royal Smith, Trustee of the MF Cherry Blossom Revocable Family Trust dated 01/06/2023, ("Grantee")**, a revocable trust, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the GRANTOR does hereby hereby remise, release and forever quitclaim to the GRANTEE all of the GRANTOR'S all the rights, title, interest, and claim in or to the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, Being Lot No. 455 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of the record in Instrument 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to Restrictive Covenants of record in Instrument 20080408-0035557 amended and supplemented in Instrument 20110427-0032201, 20140416-0031645, 20140416 0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20160226-0018415, Register's Office for said County.

Commonly known as: **2706 River Vista Court, Hermitage, Tennessee 37217**

BEING the same property conveyed to the Revocable Trust of Matt Fore by Quit Claim Deed from Matthew C. Fore, dated 06/22/2022, recorded 06/30/2022 in Batch# 881763, Register's Office, Davidson County, Tennessee as Instrument Number 20220630-0075980.

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

THE CONSIDERATION for this conveyance is ZERO DOLLARS ($0.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Matt Fore, Trustee of the Revocable Trust of Matt Fore

STATE OF Tennessee
.ss
COUNTY OF Sumner)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matt Fore, Trustee of the Revocable Trust of Matt Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 day of Feb., 2023

NOTARY PUBLIC, STATE OF TN

Printed Name: Tina Grubbs

My Commission Expires: 6/24/25

TINA GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **2706 River Vista Court, Hermitage, Tennessee 37217**

MAIL TAX NOTICES TO:

MF Cherry Blossom Revocable Family Trust
1321 Upland Drive, PMB 19529
Houston, TX 77043

NAME AND ADDRESS OF PROPERTY OWNERS:

MF Cherry Blossom Revocable Family Trust
1100 Azie Morton Road #1105
Austin, TX 78704

THIS INSTRUMENT PREPARED BY:

Scott Smith
1100 Azie Morton Road #1105
Austin TX 78704

RETURN TO:

MF Cherry Blossom Revocable Family Trust
1100 Azie Morton Road #1105
Austin TX 78704

MT#:
TAX PARCEL NO.: **097 02 0A 455.00**
STATE TAX: **$**_____
REGISTER'S FEE: **$**_____
RECORDING FEE: **$**_____
TOTAL: **$**_____

OATH OF CONSIDERATION

The following oath of consideration is required on all deeds transferring property:

STATE OF Tennessee
COUNTY OF Sumner **.ss)**

The actual consideration or true value, whichever is greater for this transfer is:

$ EXEMPT

Matthew Fore

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matthew Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 day of Feb., 2023.

NOTARY PUBLIC, STATE OF TN.

Printed Name: Tina Grubbs.

My Commission Expires: 6/24/25

TINA GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Scott Royal Smith, do 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 02/22/2023 (date of document).

Affiant Signature

03/16/2023
Date

State of Texas

County of Travis

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

Jessica Renae Williams
My Commission Expires
05/08/2024
ID No 132470614

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2024

NOTARY'S SEAL

20230314009273831