Karen Johnson Davidson County
Batch# 1023580 DEEDQC
07/07/2023 09 37 21 AM 3 pgs
Fees $17 00 Taxes $0 00
20230707-0051944

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:

MARY E. RUTHERFORD REVOCABLE LIVING TRUST
2120 Hickory Brook Drive
Hermitage, TN 37076

Map & Parcel No: 097020A58600CO

SEND TAX BILLS TO:

SAME

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND ZERO CENTS, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, the said **MARY E. RUTHERFORD,** does hereby transfer, conveys, remises, releases and forever quitclaims unto **MARY E. RUTHERFORD, Trustee of The Mary E. Rutherford Revocable Living Trust,** any and all of her right, title, and interest in and to the following tracts or parcels of land:

Land in Davidson County, Tennessee, being Lot No. 586 on the Final Plat of Villages Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to Mary E. Rutherford by Warranty Deed of record in instrument number 20170428-0041831 dated April 27, 2017 and recorded April 28, 2017, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporations, (Grantor Beazer Homes, LLC, a Delaware limited liability company is the successor in interest to Beazer Homes Corp.) by deed of record in Instrument No. 20081222-0122060 from

Chris Pardue, an Individual, dated December 19, 2008, and recorded December 22, 2008, Register's Office of Davidson County, Tennessee.

This property is improved property known as 2120 Hickory Brook Drive, Hermitage, TN 37076.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS MY SIGNATURE on this the 25th day of May, 2023.

Mary E Rutherford
MARY E. RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **MARY E. RUTHERFORD,** with whom I am personally acquainted, and who acknowledged to me that he executed the within foregoing instrument for the purpose therein contained.

Georgina K. Hughes
NOTARY PUBLIC
My Commission Expires:



OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

Mary E Rutherford

MARY E. RUTHERFORD, Trustee

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **MARY E. RUTHERFORD,** with whom I am personally acquainted, and who acknowledged to me that he executed the within foregoing instrument for the purpose therein contained.

Georgina K. Hughes

NOTARY PUBLIC
My Commission Expires:

