Karen Johnson Davidson County
Batch# 1027806 DEEDQC
07/18/2023 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230718-0055220

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Wayne E Hilton Sr. Affiant Subscribed and sworn to before me, this 5th day of July, 2023. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Wayne E. Hilton, Sr., Trustee 529 General George Patton Road Nashville, TN 37221	SAME	142-09-0F-529.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wayne E. Hilton, Sr., hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Wayne E. Hilton, Sr., Trustee of the Wayne E. Hilton, Sr. Living Trust**, established by the Revocable Trust Agreement of Wayne E. Hilton, Sr. dated July 5, 2023, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 5th day of July, 2023.

Wayne E. Hilton, Sr.

Wayne E. Hilton, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne E. Hilton, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of July, 2023.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M. Bohannon
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 529 together with Carport designated 529-C on the Plan of River Plantation, Section VIII, Phase II of record in Plat Book 6900, Page(s) 514 through 517, amended in Book 6900, Page(s) 645 through 657, inclusive, and as shown on the Master Deed in Book 7417, Page 396 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with interest in common area.

Being the same property conveyed to Wayne E. Hilton, Sr., by deed from Patricia A. Hilton of record as Instrument No. 202307170059812, Register's Office for Davidson County, Tennessee.

This is improved property known as 529 General George Patton Road, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 7/5/23.

7/5/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of July, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

