Karen Johnson Davidson County
Batch# 1030371 DEEDQC
07/25/2023 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057376

This Instrument Prepared By:
Brandon R. Meredith, Attorney
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
The Melanie D. Thompson Revocable Living Trust c/o Melanie D. Thompson, Trustee 129 Sumner Meadows Lane Hendersonville, TN 37075	Same	Map 41-15 Parcel 67

FOR AND IN CONSIDERATION of other monetary consideration, I, Melanie D. Thompson, an unmarried person (the "Grantor"), do hereby quitclaim, transfer and convey all of my interest (the same being a one-half (1/2) undivided interest) in and to the following described property to Melanie D. Thompson Trustee of the Melanie D. Thompson Revocable Living Trust (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

LAND in Davidson County, Tennessee being Lot No. 6B on the Plan of Bellshire Terrace, Section 1, Phase 1, as of record in Book 6250, Page 132, Register's Office for Davidson County, Tennsesee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Melanie D. Thompson, an unmarried person and her son, Christopher B. Thompson, an unmarried person, as joint tenants with rights of survivorship, by Quitclaim Deed dated May 31, 1997, of record in Book 10484, Page 80, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 25th day of July, 2023.

Melanie D. Thompson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Melanie D. Thompson, 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 the office in Hendersonville, Sumner County, Tennessee, this 25th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(F), and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(5).

Affiant

Sworn to and subscribed before me
This 25th day of July, 2023.

Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

HEN 2341367.1

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 July 25, 2023.

BR
Affiant Signature

7/25/23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 25 day of July, 2023

Christina Baker
Notary's Signature

My Commission Expires: 07.24.24.

