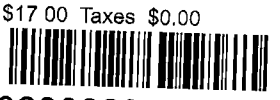
Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To.
Julie Biffle Saunders, Trustee of the Julie Biffle Saunders Revocable Trust dated August 8, 2023 2284 Seven Points Circle Hermitage, TN 37076	**110 02 0B 061.00**	**SAME**

Karen Johnson Davidson County
Batch# 1041521 **DEEDQC**
08/23/2023 08 34 10 AM 3 pgs
Fees $17 00 Taxes $0.00



20230823-0065774

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Julie Biffle Saunders** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Julie Biffle Saunders, Trustee of the Julie Biffle Saunders Revocable Trust dated August 8, 2023** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2284 Seven Points Circle, Hermitage, TN 37076**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 8 day of August, 2023

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7-7-25

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 8 day of August, 2023.

Julie B Saunders
JULIE BIFFLE SAUNDERS

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 **Julie Biffle Saunders,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of August, 2023.

Notary Public

My Commission Expires.
11/1/2026

EXHIBIT A

(Legal Description of the Property)

Being Unit B of Lot 31, on the Plan of The Reserve at Seven Points, as depicted in Exhibit A of the Amendment to Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20210420-0052893, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Declaration of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343, said Regsiter's Office.

Being the same property conveyed to Julie Biffle Saunders by deed of record as Instrument Number 20220328-0035085, Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Insturment No. 20180223-0017268, said Register's Office, (2) Reservations in Deed of record in Book 2965, Page 588, said Register's Office, (3) Restrictions for Stormwater Facilities & Systems of record in Instrument No. 20160823-0088147, said Register's Office; (4) Easement & Maintenance Agreement for Sewage Pump, Service Lines, Ingress & Egress & Appurtenances of record in Instrument No. 20211115-0151355, said Register's Office and (5) all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20171004-0101710, amended in Instrument No. 20180323-0027343 and Instrument No. 20210420-0052893, said Register's Office