Karen Johnson Davidson County
Batch# 1043647 DEEDQC
08/29/2023 08 22 56 AM 3 pgs
Fees $17 00 Taxes $0 00
20230829-0067425

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Freddie L. Derricks and Mary L. Derricks, Co-Trustees Derricks Family Revocable Living Trust 220 Hidden Court Old Hickory, TN 37138	New Owner	064030A03000CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Freddie L. Derricks and wife, Mary F. Derricks**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Freddie L. Derricks and Mary L. Derricks, Co-Trustees, Derricks Family Revocable Living Trust Agreement dated August 23, 2023** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plat of Phase Two-A of Brandywine Pointe, a Planned Unit Development, as of record in Plat Book 7900, Pages 350 & 351, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to **Freddie L. Derricks and wife, Mary F. Derricks**, by Warranty Deed dated March 5, 2010, from **Thomas D. Rolick and wife, Kathleen L. Rolick**, recorded in Instrument No. 20100308-0017486, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **220 Hidden Court, Old Hickory, TN 37138.**

(Legal description from prior deed of record).

Mary F. Derricks and **Mary L. Derricks** are one and the same person.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of August 2023.

Freddie L. Derricks

Mary F. Derricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Freddie L. Derricks**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2023.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary F. Derricks**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2023.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Mary T. Derrick
Affiant

Sworn to and subscribed to before me, this the 23rd day of August 2023.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY