Karen Johnson Davidson County
Batch# 1048608 DEEDQC
09/11/2023 03.07 40 PM 3 pgs
Fees $17 00 Taxes: $0 00
20230911-0071251

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| James R. Steelman and/or<br>Stacy D. Steelman, Trustees<br>3625 Genoa Drive<br>Murfreesboro, TN 37128 | SAME | Map 181050A<br>Parcel 11300CO |

J. KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

# QUITCLAIM DEED

**THIS INSTRUMENT PREPARED BY:**

**J. Kasey "Tab" Talbott, atty.**
**Centerpoint Group Law Firm, PLLC**
**805 S. Church St., Suite 11**
**Murfreesboro, Tennessee 37130**
**(615) 624-8773**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

The actual consideration for this transfer is $--NONE--

Affiant

Subscribed and sworn to before me, this September 5th day of 2023

Notary Public

My Commission Expires. April 19, 2025

**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, **James R. Steelman and Stacy D. Steelman, husband and wife,** 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 **James R. Steelman and/or Stacy D. Steelman, Trustees of the Steelman Family Living Trust, established by the Revocable Trust**

**Agreement of James R. Steelman and Stacy D. Steelman dated Signingmonth September 5th, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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** our hands this September 5th day of 2023.

**James R. Steelman**

**Stacy D. Steelman**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R Steelman, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this September 5th day of 2023

My Commission Expires: **April 19, 2025**

Notary Public

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

## EXHIBIT A

## Legal Description

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

Land in Davidson County, Tennessee, being Unit No. 113 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118 said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to James R. Steelman and Stacy D. Steelman, husband and wife, by deed from David Wayne Pitcock, an unmarried man, of record as in Instrument Number 20230120-0004694, Register's Office for Davidson County, Tennessee.

This is improved property known as 934 Governors Court 113 Antioch, TN 37013.



JSS SS