Karen Johnson Davidson County
Batch# 1052463 DEEDQC
09/21/2023 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230921-0074243

THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, atty.
Mobley & 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--.

Linda J Alder
Affiant

Subscribed and sworn to before me, this 12th day of September, 2023.

Alice M. Bohannon
Notary Public

My Commission Expires:

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

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Linda Jayne Alder & Amy Lea Smith, Trustees 4380 Baton Rouge Drive Hermitage, TN 3076	SAME	75-7-170

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, **Linda Jayne Alder**, 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 **Linda Jayne Alder and/or Amy Lea Smith, Trustees of the Linda Jayne Alder Living Trust, established by the Revocable Trust Agreement of Linda Jayne Alder dated September 12, 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 my hand this 12th day of September, 2023.

Linda J. Alder

Linda Jayne Alder

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 Linda Jayne Alder, 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 12th day of September, 2023.

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

My Commission Expires:

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, bring Lot No. 85 on the Plat of Highlands of Tulip Grove, Section 4, as of record in Book 4860, page 85, Register's Office for said County, described as follows:

Said Lot 85 fronts 80 feet on the westerly margin of Baton Rouge Drive and extends back 156.97 feet on the northerly line, and 158.48 feet on the southerly line, to a line in the rear on which it measures 80.01 feet.

Description reference: The description is the same as that used in the last deed prior to this transaction.

Being the same premises conveyed to Barney L. Alder, III and spouse, Linda J. Alder, by deed from Michael E. Beadle and spouse, Judith F. Beadle, of record in Book 8974, Page 555, Register's office for Davidson County, Tennessee.

Barney L. Alder, III is deceased having died on March 6, 2023.

Linda Jayne Alder and Linda J. Alder are one and the same person.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Subject to Restrictive Covenants contained in instrument of record in Book 4793, page 157, Book 5020, page 50, Book 5089, page 592, said Register's Office.

This is improved property known as 4380 Baton Rouge Drive, Hermitage, TN 37076.

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 9/12/23.

9/12/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of September, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

