This instrument was prepared by:
Dianne McDerman
209 Bonnabrook Drive
Hermitage, TN, 37076

Once recorded, return to:
Michael McDerman and Dianne McDerman
209 Bonnabrook Drive
Hermitage, TN, 37076

Karen Johnson Davidson County
Batch# 1069311 **DEEDQC**
11/07/2023 12:31:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20231107-0087072

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee
County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of 0 US Dollars ($ 00.00) in hand, paid to Revocable Trust of Michael McDerman and Dianne McDerman, a/an Tennessee Trust with an address of 209 Bonnabrook Drive, Hermitage, TN, 37076 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Michael McDerman and Dianne McDerman, a married couple with an address of 209 Bonnabrook Drive, Hermitage, TN, 37076 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 07416007100

The property identified herein ☑ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Michael McDerman & Dianne McDerman

Address: 209 Bonnabrook Drive, Hermitage, TN, 37076

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Dianne McDerman Date: 11/7/2023

Printed Name: Dianne McDerman, Trustee of the Revocable Trust of Michael McDerman and Dianne McDerman

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 11/7/2023

Printed Name: Jim Barham

2nd Witness Signature: Tammy S. Jirjis Date: 11-7-23

Printed Name: Tammy S. Jirjis

New Owner:
Michael McDerman & Dianne McDerman
209 Bonnabrook Dr. Hermitage TN 37076

Tax Bills: Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Dianne McDerman, Affiant
Subscribed and sworn before me this the
7 Day of November, 2023.
_____, Deputy Register

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

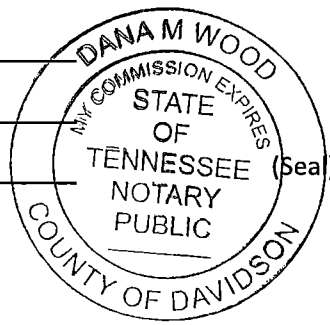
State of Tennessee)
County of Davidson)

On 11/7/2023 before me, Dana M. Wood ,
personally appeared Dianne McDerman ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dana M. Wood
Printed Name Dana M. Wood
My Commission Expires 03/03/2026



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 414 on the Plan of Hermitage Hills, Section 5, in Plat Book 3300, Page 1, Davidson County, Tennessee Being the same property conveyed to Dianne McDerman, Trustee of the Revocable Trust of Michael McDerman and Dianne McDerman by deed from Michael W. McDerman and wife, Dianne McDerman, QC20210112-0005553 This is improved property known as 209 Bonnabrook Drive, Hermitage, TN, 37076