Karen Johnson Davidson County
Batch# 1071013 DEEDQC
11/13/2023 12:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231113-0088241

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

MATTHEW MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00--.

Michael Petrin, Grantor, Affiant

Subscribed and sworn to before me, this 9th day of November, 2023.

Notary Public
My Commission Expires: July 7, 2026

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Petrin and Rhonda Petrin; Trustees of the Michael and Rhonda Petrin Living Trust 6249 Palomer Court Nashville TN, 37211	SAME	172-10-0B-043.00-CO

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, Michael Petrin, and wife, Rhonda Petrin, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Michael Petrin and Rhonda Petrin, Trustees of the Michael and Rhonda Petrin Living Trust, established by the Trust Agreement dated November 9, 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 Grantee and the Grantee's 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 9th day of November, 2023.

Michael Petrin

Rhonda Petrin

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Petrin and Rhonda Petrin, 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 9th day of November, 2023.

My Commission Expires: July 27, 2026

Notary Public



EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1 of record in Plat at Instrument No. 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Petrin and wife, Rhonda Petrin, by quitclaim deed from Mark Carter and Wife Emily Z. Carter of record in Instrument No. 20150710-0067233Register's Office for Davidson County, Tennessee, Dated July 9, 2015 and recorded July 10, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; all matters shown on the Plan of record as Instrument Number 20010209-0012854; Covenants, Conditions and Restrictions of record in Instrument Number 19991221-0305559, amended in Instrument No. 20000728-0074515, supplemented in Instrument No. 20070206-0015266; Charter in Instrument 199912210305560, amended in Instrument 199912210305561; Deed conveyance of open space to HOA in Instrument 200505180054928; Storm Water Detention Agreement in Book 11628, page 8; all RODC, TN. Subject to rights of others in and to the common areas and/or elements. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Certificate of Authenticity

I, Matthew Mullins, 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 November 9, 2023.

Date

Affiant Signature

11/9/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of November, 2023.

Notary's Signature

My Commission Expires: 7/27/2026
Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY