Karen Johnson Davidson County
Batch# 1071100 DEEDQC
11/13/2023 02:44:23 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231113-0088418

MAIL TAX BILL TO:

Mr. Dean Bartello
Mrs. Rosann Bartello
207 54th Street
Unit 3A
Kenosha, Wisconsin 53140

RETURN RECORDED DEED TO:

Agnew Law Office, P.C.
129 South Phelps Avenue
Suite 801
Rockford, Illinois 61108

PREPARED BY:

Agnew Law Office, P.C.
129 South Phelps Avenue
Suite 801
Rockford, Illinois 61108
(815) 399-3522

DEED IN TRUST

GRANTORS:	Dean Bartello & Rosann Bartello
GRANTEE:	Dean L. Bartello and Rosann B. Bartello Declaration of Trust
COMMON ADDRESS:	1023 Milson Lane Nolensville, Tennessee
PIN:	188-10-0A-373.00-CO
TCA EXEMPTION:	§ 67-4-409(a)(3)(F)

THE GRANTORS,

DEAN BARTELLO
and
ROSANN BARTELLO,

a married couple of the County of Racine and State of Wisconsin,

for and in consideration of the sum of One Dollar ($1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEY** AND **QUIT CLAIM** unto

THE GRANTEE,

Dean L. Bartello and **Rosann B. Bartello,** as Co-Trustees of the **DEAN L. BARTELLO and ROSANN B. BARTELLO DECLARATION of TRUST** dated June 2, 2014,

(and in case of the death, removal, absence of said Co-Trustees or their resignation, inability or refusal to act, then unto the then acting successor in trust, with like powers, duties and authorities as are hereby vested in said Co-Trustees), whose address is 207 54th Street, Unit 3A, Kenosha, Wisconsin,

ALL INTEREST in the following described real estate, commonly known as:

1023 Milson Lane,
Nolensville, Tennessee 37135

and legally described as:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat at Instrument No. 20210120-0008752, 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 a part of the same property conveyed to Dean Bartello and Rosann Bartello, as husband and wife, by Quitclaim Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211202-0159560, in the Register's Office of Davidson County, Tennessee,

dated November 29, 2021 and recorded on December 2, 2021.

Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20190528-0050141, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

Being a part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171002-0100692, in the Register's Office of Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

PIN: 188-10-0A-373.00-CO

This conveyance shall be subject to real estate taxes for the year 2023 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record.

1. Full power and authority is hereby granted to said Trustee:

1.1 To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.

1.2 To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.

1.3 To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.

1.4 To renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter.

1.5 To partition or to exchange said property, or any part thereof, for other real or personal property.

1.6 To grant easements or charges of any kind.

1.7 To release, convey or assign any right, title or interest in or about said premises.

1.8 To improve, manage, protect and subdivide said real estate or any part thereof.

1.9 To dedicate parks, streets, highways or alleys.

1.10 To vacate any subdivision or part thereof.

1.11 To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.

2. In no case shall any party dealing with said Trustee in relation to the real estate be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire in to any of the terms of said trust.

3. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, **(a)** that at the time of the delivery thereof the trust created by this Deed in Trust and by said trust agreement was in full force and effect; **(b)** that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; **(c)** that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and **(d)** if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, or their predecessor in trust.

4. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

5. It is the express intention of this instrument to vest in the Trustee the entire legal and equitable title in fee, in and to all the real estate above described. The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Tennessee providing for the exemption of homesteads from sale on execution or otherwise.

Dated: October 23, 2023

By: Dean Bartello
DEAN BARTELLO

By: Rosann B. Bartello
ROSANN BARTELLO

STATE OF ILLINOIS)
) SS
WINNEBAGO COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DEAN BARTELLO** and **ROSANN BARTELLO,** who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on October 23, 2023.

CARLA SCHULTZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 26, 2023

By: Carla Schultz
Notary Public

AFFIDAVIT

I hereby swear or affirm that the actual consideration for the property transferred is **$0.00** and that this transfer is exempt from Tennessee transfer tax under Tennessee Code §67-4-409(a)(3)(F).

By: Dean Bartello

DEAN BARTELLO

By: Rosann B. Bartello

ROSANN BARTELLO

STATE OF ILLINOIS)
) SS
WINNEBAGO COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DEAN BARTELLO** and **ROSANN BARTELLO**, who are personally known to me to be the same persons who have signed the above Affidavit, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the Affidavit as their free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on October 23, 2023.

CARLA SCHULTZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 26, 2023

By: Carla Schultz

Notary Public