THIS INSTRUMENT PREPARED BY:

Michael S. Goode
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(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Karen Johnson
Batch # 1081847
12/14/2023 02:11:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231214-0096647

MICHAEL S. GOODE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 14th day of November 2023.

Notary Public

My Commission Expires: March 9, 2027

Address New Owner (s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Numbers**
Diane Marie Denison, Trustee under the Diane Marie Denison Revocable Trust dated February 27, 2023, and Gregory Phillip Knutson, Trustee under the Gregory Phillip Knutson Revocable Trust dated February 27, 2023 2335 Stewarts Ferry Pike Hermitage TN 37076	Same	111-00-0-032.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Diane Denison and Greg Knutson, wife and husband** (the "Grantors") do hereby quitclaim and convey unto **Diane Marie Denison, Trustee under The Diane Marie Denison Revocable Trust dated February 27, 2023**, as to 1/2 undivided interest, **and Gregory Phillip Knutson, Trustee under The Gregory Phillip Knutson Revocable Trust dated February 27, 2023**, as to 1/2 undivided interest, (the "Grantees") (the "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract 9 according to a survey of Robert E. Francis of Murfreesboro, Tennessee of the property of Caesar E. Urrutia and wife, dated 8/9/86 and a certain tract of land in the 4th Civil District of Davidson County, Tennessee.

BEGINNING at a concrete monument set in a common line to lands formerly owned by John S. Jenkins (heirs) and M.A. Henry and wife, Lavenia Henry; the coordinates of said monument are X=1,837.962.98, Y=633,652.88 and is approximately 1,133.37 feet north of the centerline of Stewarts Ferry Pike at an angle of 10° 11'15" East, also being the southwest corner of the property conveyed to the United States of America by deed of record in Book 3846, Page 220, known as Tract No. 517 in the U.S. Army Corps of Engineers J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee; thence South 76° 45'20" East 1,142.62 feet to a corp pin; thence North 55° 16'4" East 625.34 feet to the true point of beginning,

said point being the Northwest corner of Tract 9 on the above-mentioned survey; thence South 6° 04'42" West along the dividing line of Tracts 8 and 9, 1,311.19 feet to the centerline of Stewarts Ferry Pike; thence Southwardly along the centerline of Stewarts Ferry Pike North 81° 47'10" East 153.45 feet; thence North 89° 50'12" East 46.55 feet to a nail; thence Northwardly along the dividing lines of Tracts 9 and 10 North 6° 04'42" East 1297.44 feet to a point in the South line of the above-mentioned Tract 517; thence North 40° 38'30" West 10,589 feet to the corp pin; thence South 55° 16" 04" West 155.75 feet to the true point of beginning, containing 6.01 acres, more or less. This Tract is subject to a 16 South ft. road right-of-way easement adjacent to and parallel with the centerline of Stewarts Ferry Pike.

Being the same property conveyed to Diane Denison and Greg Knutson, wife and husband, by Quitclaim Deed from Diane Denison, an unmarried woman, and Greg Knutson, an unmarried man, dated November 14, 2023, of record in Instrument No. 20231214 0096646, Register's Office for Davidson County, Tennessee.

This is improved property known as 2335 Stewarts Ferry Pike, Hermitage, Tennessee 37076.

These Trusts ("The Diane Marie Denison Revocable Trust" and "The Gregory Phillip Knutson Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

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.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 14th day of November 2023.

Diane Denison

Greg Knutson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Michael S. Goode, a Notary Public of said County and State, appeared DIANE DENISON and GREG KNUTSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 14th day of November 2023.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

MICHAEL S. GOODE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY