Karen Johnson
Batch # 1089203
01/08/2024 08:41:39 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240108-0001322

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Patricia A. Wilson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 5 DAY OF January, 20 24.

TERESA R LUNDINE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 06-21-2025

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE PATRICIA W. NOVOTNY REVOCABLE LIVING TRUST	SAME	103-08-0E-004.00
254 Cherokee Station Drive		
Nashville, TN 37209		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA A. WILSON**, also known as **PATRICIA W. NOVOTNY, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and do hereby Quitclaim and convey unto **PATRICIA W. NOVOTNY, Trustee of THE PATRICIA W. NOVOTNY REVOCABLE LIVING TRUST,** a Trust created on 5 day of January, 20 24, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No.14D-A on the Plan of Cherokee Crossing Town Homes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Town Homes, of record as Instrument No. 20060908-0111567, along with the exclusive interest and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Dee. Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Patricia A. Wilson, also known as Patricia W. Novotny from Cherokee Crossing Partnership, a Tennessee Partnership via Warranty Deed of record as Instrument Number 20070412-0044305 in the Register's Office for Davidson County, Tennessee, and later amended by an Affidavit of Scrivener's Error of Record as Instrument Number 20081103-0109262 in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property:

(X) improved property known as: 254 Cherokee Station Drive, Nashville, TN 37209

Witness my hand this 5 day of Jan., 2024

Patricia A. Wilson

PATRICIA A. WILSON, also known as PATRICIA W. NOVOTNY

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 **PATRICIA A. WILSON** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 5 day of January, 2024.

Teresa R. Lundine

Notary Public

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 06/21/2025