This Document Prepared By:
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1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
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This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Lisa Freeman Trust
Dated January 30, 2024 is a revocable
living trust

After Recording, Return and Mail Tax Statements To:
Lisa Marie Freeman, as Trustee
821 Sunset View Drive
Hermitage, Tennessee 37076

Karen Johnson Davidson County
Batch# 1096100 DEEDQC
01/30/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240130-0006618

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, LISA FREEMAN, the GRANTOR,

Whose mailing address is 821 Sunset View Drive, Hermitage, Tennessee 37076;

hereby conveys their interest and quitclaim to

LISA MARIE FREEMAN, as Trustee of the LISA FREEMAN TRUST, U/A dated: January 30, 2024, the GRANTEE,

Whose mailing address is 821 Sunset View Drive, Hermitage, Tennessee 37076;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Villa # 1361, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No.

20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, dated August 5, 2021, of record in Instrument Number 202108060106545, Register's Office for Davidson County.

More commonly known as: 821 Sunset View Drive, Hermitage, Tennessee 37076.

Assessor's Parcel Number: 086-13-0B-057.00CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: January 30, 2024

Lisa M. Freeman

LISA FREEMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, LISA FREEMAN, 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, at office,

This 30th day of January, 2024.

Rachel Christie

Rachel Christie, Notary Public

My commission expires: August 19, 2025

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 January 30th, 2024.

Affiant Signature

1/30/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of January 2024.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025