This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1100481 DEEDQC
02/13/2024 08:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240213-0009850

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owners:	Send Tax Bills to:	Map-Parcel #'s:
The Ross Family Legacy Trust (2024) 225 Bonnabrook Drive Hermitage, TN 37076	New Owner	074 16 0 063.00

QUITCLAIM DEED

This Quitclaim Deed is made this 9th day of February 2024, by **Billy Joe Ross a.k.a. Billy Joe Ross, Sr. and JoAnn M. Ross,** Grantors, of the City of Hermitage, County of Davidson, State of Tennessee, to **JoAnn ("JoJo") Ross and Sheila Dianne Ross in their capacity as Co-Trustees of The Ross Family Legacy Trust (2024) U/A/D February 9, 2024,** Grantees, of the City of Hermitage, County of Davidson, State of Tennessee.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantees, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **JoAnn ("JoJo") Ross and Sheila Dianne Ross in their capacity as Co-Trustees of The Ross Family Legacy Trust (2024) U/A/D February 9, 2024**, all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully

described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 225 Bonnabrook Drive, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantors have executed this deed on the date first written above.

JoAnn M. Ross, Grantor

Billy Joe Ross a.k.a.
Billy Joe Ross, Sr., Grantor by
JoAnn Myrna Ross, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **JoAnn M. Ross**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Billy Joe Ross a.k.a. Billy Joe Ross, Sr. by JoAnn Myrna Ross, Attorney-in-Fact**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value for this transfer is $0.00.

JoAnn ("JoJo") Ross, Co-Trustee

Sworn to and subscribed before me this 9th day of February 2024.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A — Property Description

Being Lot No. 422 on the plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Page 1, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete legal description.

Being the same property conveyed to Billy Joe Ross and wife, Joann M. Ross, by Warranty Deed dated March 21, 1983, from Danny Frye, of record in Book 6025, Page 696 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny Frye, single by Deed from Michael Lynn Loring and wife, Pam S. Loring, as of record in Book 5364, Page 48, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 February 9, 2024

J. Michael Robbins

February 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 9th day of February 2024.

Amy Christian
Notary Public

My Commission Expires: 7-22-25

