Karen Johnson Davidson County
Batch # 1101799 DEEDQC
02/16/2024 10:37:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240216-0010819

This Instrument Prepared By:

Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, Tennessee 37212

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Karen Marie Hollywood Revocable Trust 2286 Seven Points Circle Hermitage, TN 37076	Karen Marie Hollywood Revocable Trust 2286 Seven Points Circle Hermitage, TN 37076	110020B06000CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen Hollywood**, by these presents does hereby quitclaim and convey unto **Karen Marie Hollywood as Trustee of** the **Karen Marie Hollywood Revocable Trust** created pursuant to instrument of revocable trust dated January 11, 2024, its successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Being Unit A of Lot 31, on the Plan of the Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-010710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20210420-0052893 and amending Plat of record in Instrument 20180223-0017267, RODCT, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Karen Hollywood by deed from Frank Batson Homes Inc., of record in Instrument No. 20220131-0010987 as recorded in the office of the Davidson County Register of Deeds on January 31, 2022.

This is improved property, known as 2286 Seven Points Circle Hermitage, Tennessee 37076.

WITNESS my hand this 11 day of January, 2024.

Karen Hollywood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sawnie R. Aldredge, Notary Public, **Karen Hollywood,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 11th day of January, 2024.

SAWNIE R. ALDREDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-2025