Karen Johnson Davidson County
Batch # 1104971 DEEDQC
02/27/2024 12:01:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240227-0013237

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00--.

Tara Wheeler, Grantor, Affiant

Subscribed and sworn to before me, this 20th day of February, 2024.

Notary Public
My Commission Expires: July 27, 2026

MAXWELL MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Tara Wheeler; Trustee of the Snow Haven Trust 2403 Granny White Lane Hermitage, TN 37076	SAME	111-00-0-034.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tara Wheeler, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, hereby remise, release and quitclaim all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Tara Wheeler, Trustee of the Snow Haven Trust, established by the Trust Agreement dated February 20, 2024,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 20th day of February, 2024.

Tara Wheeler

Tara Wheeler

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tara Wheeler, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of February, 2024.

My Commission Expires: July 27, 2026

Maxwell Mullins

Notary Public

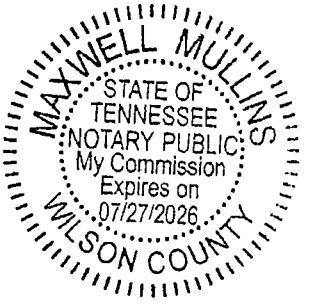


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of A Final Plat of the Willard W. Adams Property of record in Plat at Instrument No. 20170804-0079660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara Wheeler, by Quitclaim Deed from Matthew Mullins, as Trustee; Matthew Mullins, Trustee, from Tara Wheeler and James Wheeler, husband and wife, dated Feb. 27, 2024, of record in Instrument No. 20240227 0013236 Register's office of Davidson County, Tennessee.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20170801-0079660, Register's Office of Davidson County, Tennessee.; Restrictions of record as Instrument Number 20170914-0094166 in the Register's Office for Davidson County, Tennessee; Declaration of Taking of record in Book 3990, Page 597, in the Register's Office for Davidson County, Tennessee.; Subject to the exact location of the Corps of Engineers boundary line.; Application for Greenbelt Assessment - Agricultural of record in Book 10539, Page 294, in the Register's Office for Davidson County, Tennessee.