Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Wolfe Family Trust dated December 31, 1987 **133 Hearthstone Manor Circle** **Brentwood, TN 37027**	**160-15-0A-019.00-CO**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Michael Scott Wolfe and Ellen Morrison Wolfe, husband and wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Wolfe Family Trust dated December 31, 1987, as amended and restated,** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **133 Hearthstone Manor Circle, Brentwood, TN 37027.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch # 1124272 DEEDQC
04/18/2024 08:36:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 2nd day of April, 2024.

Michael Scott Wolfe

Michael Scott Wolfe

Ellen Morrison Wolfe

Ellen Morrison Wolfe

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 **Michael Scott Wolfe and Ellen Morrison Wolfe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 2nd day of April, 2024.

Lucy Ralph

Notary Public

My Commission Expires:
7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Condominium Site Plan Phase I, Hearthstone Manor of record in Book 6250, page 215 as amended in Book 6521, Page 716, said Register's Office to which plan reference in hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael Scott Wolfe and Ellen Morrison Wolfe, husband and wife, by deed of record as Instrument Number 20200721-0079862, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the plan of record in Book 6250, page 215, Book 6521, page 716, Book 6250, page 398 and Boundary Plat of record in Book 6200, page 144, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6424, Page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, Book 7398, page 749, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument 200605100054690, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 7403, page 568 amended in Instrument 200806240064983, Register's Office for Davidson County, Tennessee.

Rules and Regulations in Book 11749, page 481, Register's Office for Davidson County, Tennessee.

Charter in Book 6437, page 852, amended in Book 7679, page 16 and Book 7769, page 494, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for common areas in Book 6499, page 739, Register's Office for Davidson County, Tennessee.