Karen Johnson
Batch # 1131686
05/07/2024 08:20:28 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240507-0033289

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Patricia L. Savio, Trustee
Patricia L. Savio Trust
3911 Dodson Chapel Rd. #25
Hermitage, TN 37076

Send tax notice to: Patricia L. Savio, Trustee
Patricia L. Savio Trust
3911 Dodson Chapel Rd. #25
Hermitage, TN 37076

Map and Parcel No. 086-14C-025.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I, **Patricia L. Savio**, unmarried, ("Grantor") this day hereby quitclaims, conveys and transfers unto **Patricia L. Savio, Trustee of the Patricia L. Savio Trust** ("Grantee"), a revocable living trust under agreement dated April 30, 2024, Grantor's entire interest in and to the following real property in Davidson County, Tennessee, described more fully as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 25 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, as amended recorded in Instrument No. 20170524-0051721, Appointment of Successor Trustee recorded in Instrument No. 20101112-

0090843 and 20220118-0006595, Register's Office for Davidson County, Tennessee.

Together with and subject to all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any.

Subject to all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the real property filed for record in the aforesaid Register's Office.

The legal description is taken from the prior deed of record. This property is commonly known as 3911 Dodson Chapel Road #25, Hermitage, TN 37076.

Being the same property conveyed to Patricia L. Savio, unmarried, from Jerry Clayton Smartt, Executor and heir-at-law of the Estate of Betty L. Smartt, of record in Instrument No. 20230918-0073145, Register's Office Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 30th day of April, 2024.

Patricia L. Savio

Patricia L. Savio

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Patricia L. Savio** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.