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

Karen Johnson Davidson County
Batch# 1139858 DEEDQC
05/28/2024 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240528-0039441

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

John Levens, Grantor, Affiant

Subscribed and sworn to before me, this 28th day of May, 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:
John Levens and Andrea Estep; Trustees of the Levens Family Trust 305 Forest Lawn Court Mount Juliet, TN 37122	SAME	110-00-0-013

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, John Levens, and wife, Andrea Estep, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **John Levens and Andrea Estep, Trustees of the Levens Family Trust, established by the Trust Agreement dated May 28, 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 28th day of May, 2024.

John Levens

Andrea Estep

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Levens and Andrea Estep, 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 28th day of May, 2024.

My Commission Expires: July 27, 2026

Notary Public

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

EXHIBIT A

Legal Description

FIRST TRACT: Beginning on the northerly margin of Stewart Ferry Road in the westerly line of the Nellie Weatherly tract; thence with said tract, north 22 deg 30' east 316 feet; thence north 64 deg 14' west 189.2 feet; thence south 5 deg 26' west 326.3 feet to the northerly margin of Stewart Ferry Road; thence which said Road, south 61 deg east 88 feet to the beginning, containing one acre, more or less, according to a survey made by H. B. Fowlkes, Surveyor, May, I946.

SECOND TRACT: Beginning at the northeast comer of the property conveyed to Erby S. Fulghum, Jr. and wife by deed from Frank N. Karl and wife, of record in Book 1403, page 611, Register's Office for said County; thence northwardly and with the line of a fence, 554 feet to the line of the Lane property; thence with said line, westwardly 252 feet to a comer of said Lane property, continuing with Lane's line, southwardly 554 feet to the northwest comer of the Erby S. Fulghum, Jr. property; thence with the northerly line of same, eastwardly 189 feet to the beginning, containing 2.8 acres, more or less.

Being the same property conveyed to Andrea Estep and John Levens, husband and wife, by Warranty Deed from Deborah Chandley, Veronica Dawn Hesson, and Lori Nicole Hall, of Record in Instrument No. 20211026-0143671, Register's Office for Davidson County, Tennessee, Dated October 14, 2021, and recorded on October 26, 2021.

Certificate of Authenticity

I, Matthew Mullins, do hereby make oath that I am a licensed attorney and/or the 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 May 28, 2024.

Date

Affiant Signature

5/28/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28 day of May, 2024.

Notary's Signature

My Commission Expires: 7/27/26

Date

Notary's Seal (if on paper)

