Karen Johnson Davidson County
Batch# 1148570 DEEDQC
06/18/2024 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240618-0045976

**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--.

Juliana Armah, Grantor, Affiant

Subscribed and sworn to before me, this 18th day of June, 2024.

Notary Public
My Commission Expires: July 27, 2026

MATTHEW 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: |
|---|---|---|
| Juliana Armah; Trustee of the Juliana Amrmah Living Trust<br>421 Anchor Reserve Cove<br>Hermitage, TN 37076 | SAME | Map: 110020B04700CO |

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## 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, Juliana Armah, 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 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 **Juliana Armah, Trustee of the Juliana Armah Living Trust, established by the Trust Agreement dated June 18, 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 18th day of June, 2024.

**Juliana Armah**

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juliana Armah, 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 18th day of June, 2024.

My Commission Expires: July 27, 2026

Notary Public

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

## EXHIBIT A

### Legal Description

**Being Unit A of Lot 11 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 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20200820-0094003 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 part of the same property conveyed to Juliana Armah, by deed from Frank Batson Homes, Inc, of Record in Instrument NO. 20210618-0082709, dated June 11, 2021, Register's Office of Davidson County.

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 6/18/24.

Date

Affiant Signature

6/18/24
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: 7/27/26
Date

Notary's Seal (if on paper)

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