Karen Johnson Davidson County
Batch # 1152821 DEEDQC
07/01/2024 08:11:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240701-0049014

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, S Murfreesboro Rd., LaVergne, TN 37086.

Address of New Owner(s)	Send Tax Bill to	Group/Parcel Numbers
Alaina Tarver, Trustee	JPMorgan Chase Bank, N.A.	087020B03900CO
7912 Silver Oak Court	3415 Vision Drive	
Mt. Juliet, TN 37122	Columbus, OH 43219	

GRANTOR: Alaina Tarver, an unmarried individual.

GRANTEE: Alaina Tarver, Trustee of the Miscellaneous Trust dated _____, and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Rutherford

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Alaina Tarver
Affiant

Subscribed and sworn to before me, this date: July 26 2023

Notary Public

My Commission Expires: 04/19/2023

We hereby QUITCLAIM to Alaina Tarver, Trustee, or their successors in interest, of the Miscellaneous Trust dated July 26 2023, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee being Lot No 39, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Further, being a portion of the same property conveyed to Davidson Homes, LLC, an Alabama limited liability company, by Warranty Deed dated June 24, 2021 from Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John Greenwell

Trust B, recorded August 4, 2021 as Instrument Number 20210804-0104676, in the Official Records of Davidson County, Tennessee. Also, see Scrivener's Affidavit of record in Instrument No. 20220207-0013613, of said Register's Office.
Current source of title : 20220602-0063537
This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

THIS IS IMPROVED PROPERTY KNOWN AS 7912 Silver Oak Court, Mt. Juliet, TN 37122.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the Grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: This property description was obtained from public record and was not verified by survey or title search.

Witness my hand on the 26th day of July 2023.

GRANTOR: Alaina Tarver

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Katie L Clark, a Notary Public in and for said County and State, the within named Alaina Tarver, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lavergne, Tennessee on July 26 2023.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD