Karen Johnson
Batch # 1153991
07/03/2024 10:01:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240703-0050219

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Ronald Edward Vanhoose, Trustee VANHOOSE LIVING TRUST dtd 07/02/2024 5000 Vineyard Point Hermitage, TN 37076	Same	93-13 – B – 23

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, RONALD E. VANHOOSE, **and wife,** PAMELA R. VANHOOSE **("Grantor")** this day quitclaims, conveys and transfers unto **RONALD EDWARD VANHOOSE, as Trustee of the VANHOOSE LIVING TRUST dtd 07/02/2024 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING LOT NO. 23, NEWPORT, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT OF RECORD PLAT BOOK 9700, PAGE 568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PHYLLIS CARUSO, A MARRIED PERSON AND LOUIS CARUSO, A MARRIED PERSON BY DEED FROM LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, DATED MAY 31, 2000, AND OF RECORD IN INSTRUMENT NUMBER 200006070056629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. VANHOOSE AND WIFE, PAMELA R. VANHOOSE, FROM PHYLLIS CARUSO AND HUSBAND, LOUIS CARUSO WARRANTY DEED RECORDED FEBRUARY 1, 2006, OF RECORD, AS INSTRUMENT NO. 20060301-0023327 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as ***5000 Vineyard Point, Hermitage, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **2nd** day of **JULY**, **2024**.

RONALD E. VANHOOSE, Grantor

PAMELA R. VANHOOSE, Grantor

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 RONALD E. VANHOOSE and PAMELA R. VANHOOSE, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **2nd** day of **JULY**, **2024**.

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Ronald Edward Vanhoose, Trustee/Grantee/Affiant

Pamela Raye Vanhoose, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **2nd** day of **JULY**, **2024**.

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford