Karen Johnson Davidson County
Batch # 1159437 DEEDQC
07/18/2024 08:35:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240718-0054025

This Instrument Prepared by Joy Buck Gothard, Attorney
190 South Lowe Avenue, Cookeville, TN 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

OWNER:	**PROPERTY LOCATION:**	**SEND TAX BILLS TO:**
The Patricia Tallent 2024 Revocable Trust dated June 28, 2024	*5612 Royal Court Hermitage, TN 37076*	*5612 Royal Court Hermitage, TN 37076*

This instrument made and entered into on this the 28th day of June, 2024, by and between ***Patricia A. Tallent,*** First Party; and ***Patricia Ann Tallent, Trustee of The Patricia Tallent 2024 Revocable Trust dated June 28, 2024***, Second Party:

WITNESSETH

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 of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed from Thelma R. Zanetis, of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declarations of covenants of record in Book 8238, Page 176, amended in Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, and Book 9006, page 414, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Deed from Phillips Builders, Inc. to Patricia A. Tallent, of record in Book 9239, Page 50, Register's Office of Davidson County, Tennessee.

Tax Map 087 05 0A, Parcel 114.00

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Patricia A. Tallent

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Patricia A. Tallent***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 28th day of June, 2024.

Emma M. Crewz
NOTARY PUBLIC

My Commission Expires: 3/23/2027

EMMA MARIE CREWZ
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.