Address of New Owner	Map – Parcel Numbers	Send Tax Bills To:
Patricia V. Frederick, Trustee of The Patricia Vicki Frederick Revocable Living Trust 104 Dover Court Goodlettsville, TN 37072	026-07-0-141.00	**Same as New Owner.**

Karen Johnson Davidson County Batch# 1164238 DEEDQC 07/30/2024 11:07:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20240730-0057536	This instrument prepared by: Freeman & Bracey, PLC 885 Conference Drive, Ste. 500 Goodlettsville, Tennessee 37072 (615) 859-1328

Property Address:
104 Dover Court
Goodlettsville, TN 37072

QUITCLAIM DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

PATRICIA VICKI FREDERICK

TO:

THE PATRICIA VICKI FREDERICK REVOCABLE LIVING TRUST DATED JUNE 7, 2024

THIS QUITCLAIM DEED OF REALTY, executed as of the 7th day of June, 2024, **FOR AND IN CONSIDERATION** of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged by Grantor, **PATRICIA VICKI FREDERICK, AN UNMARRIED WOMAN**, to Grantee, **THE PATRICIA VICKI FREDERICK REVOCABLE LIVING TRUST DATED JUNE 7, 2024**

Witnesseth:

The Grantor does hereby quitclaim and convey unto Grantee, and its successors, heirs, and assigns all of the Grantor's right, title and interest in and to certain real property situated in Sumner County, Tennessee, to wit:

Tax ID#: 026-07-0-141.00

Land in Davidson County, Tennessee, being Lot(s) 219, as shown on the map entitled Windsor Green, Phase II, Sec. 1, of record in Book 6250, page 989, as corrected in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Patricia Vicki Frederick, an unmarried woman by Warranty Deed from Caleb Pierce and Lesleigh Pierce, a married couple as tenants by the entirety dated May 17, 2023 of record in Instrument No. 20230522-0038095, said Register's Office.

This is improved property commonly known as: **104 Dover Court, Goodlettsville, TN 37072**.

The above legal description is the as same that contained the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F) as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

IN WITNESS WHEREOF, Grantor has executed this deed as of this the 7th day of June, 2024.

Patricia Vicki Frederick

PATRICIA VICKI FREDERICK
GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **PATRICIA VICKI FREDERICK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of June, 2024.

My Commission Expires 1/31/26.

DEVIN E. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Notary Public

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/7/2024 [DATE].

AFFIANT SIGNATURE

6/7/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 7th day of June, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

