THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1164425 DEEDQC
07/31/2024 08:25:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240731-0057812

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ Ø.

Kathryn Wolfe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 DAY OF July, 2024.

Katherine Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/06/2025

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Michael Ward Wolfe Revocable Living Trust and The Kathryn Ruth Wolfe Revocable Living Trust
714 Copper Branch Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Owners

MAP – PARCEL NUMBERS
0861300B02000CO

KATHERINE KELLY TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Kathryn Wolfe and Michael Wolfe, a married couple, hereinafter the Grantors, do hereby remise, release and quitclaim unto Michael Ward Wolfe, Trustee, and Kathryn Ruth Wolfe, Trustee, and their successors in trust, of the Michael Ward Wolfe Revocable Living Trust and The Kathryn Ruth Wolfe Revocable Living Trust, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Villa # 1452, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Kathryn Wolfe and Michael Wolfe, a married couple, by

Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated February 5, 2021, of record in Instrument No. 20210212-0019297 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 714 Copper Branch Road, Hermitage, TN 37076.

WITNESS my hand this 8 day of July, 2024.

Kathryn Wolfe

Michael Wolfe

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Kathryn Wolfe and Michael Wolfe, the 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 official seal at Franklin Tennessee, this 8 day of July, 2024.

Katherine Kelly
Notary Public

KATHERINE KELLY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: ~~My Commission~~ Expires 04/06/2025

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.

Please return to the preparer, at the address above, after recording
SEND TAX STATEMENTS TO GRANTEE