Karen Johnson Davidson County
Batch# 1164505 DEEDQC
07/31/2024 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240731-0057902

Prepared by: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, POBox 3390, Clarksville, TN 37043. (931) 647-1501

ANGELA DEANN GRAVES

TO: QUITCLAIM DEED

THE GRAVES FAMILY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 23 day of July, 2024, by Grantor, ANGELA DEANN GRAVES, to Grantee, THE GRAVES FAMILY REVOCABLE TRUST, JAMES KAY GRAVES and ANGELA DEANN GRAVES, CO-TRUSTEES,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in the City of Hermitage, State of Tennessee, being bounded described as follows:

BEING Lot No. 328 on the Plan of Tulip Grove, Section 5, of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 328 fronts on the Easterly margin of Frankfort Drive 100.0 feet and runs back 139.62 feet on the Southerly margin and 138.72 feet on the Northerly margin and measures 100.0 feet across the rear margin.

BEING the same property conveyed to Robert James Petty et ux Lillian Eunice Petty, by Warranty Deed dated September 8, 1971, from Zack R. Cheek et ux Emelyn T. Cheek, recorded September 9, 1971 at 1:43 PM appearing of record in Book 4535, Page 527, Register's Office for Davidson County, Tennessee. Robert James Petty predeceased Lillian Eunice Petty, leaving her vested in fee as the sole owner. Lillian Eunice Petty died February 10, 2024. Pursuant to the Last Will and Testament of Lillian Eunice Petty filed in the Circuit Court for Robertson County in the State of Tennessee at Springfield, Probate Division, Estate No. CH-24-CV-238, all real property was devised to her daughter, Angela DeAnn Graves. Reference is made to Order to Probate Will for Establishing Muniment of Title

recorded at Instrument No. 20240628-0048735, Register's Office for Davidson County, Tennessee.

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.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Angela DeAnn Graves
ANGELA DEANN GRAVES Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela DeAnn Graves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23 day of July, 2024.

Tammy Parrish
Notary Public

My Commission Expires: 03-01-2028

[Affix Notary Seal]

TAMMY PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires 03/21/2028

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
THE GRAVES FAMILY REVOCABLE TRUST JAMES KAY GRAVES ET AL, CO-TRUSTEES 117 5th Ave. West Springfield, TN 37172	SAME / OWNER

Property Addresses:	Map and Parcel No.:
513 Frankfort Drive Hermitage, TN 37076	075 04 0 094.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION §67-4-409(a) (1) (C) (vi), AS A DEED TRANSFER TO REVOCABLE LIVING TRUST.

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, 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 July 23, 2024 (date of document).

Affiant Signature

July 31, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 31st day of July, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 12/21/2026

NOTARY SEAL