Karen Johnson
Batch # 1165625
08/02/2024 09:23:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240802-0058695

ADDRESS NEW OWNER:
Daniel Zoellner Revocable Living Trust
c/o Daniel Francis Zoellner, Trustee
105 Point Landing
Hermitage, Tennessee 37076

SEND TAX BILLS:
Same as above

Map-Parcel Numbers
097-16-0A-010.00-CO

QUITCLAIM DEED

Know all men by these presents that DANIEL F. ZOELLNER, an unmarried man, hereinafter called the Grantor, his heirs and assigns, and by these presents does hereby quitclaim and convey unto **DANIEL FRANCIS ZOELLNER** as Trustee of **THE DANIEL ZOELLNER REVOCABLE LIVING TRUST**, its heirs and assigns, all his right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 65, s shown on the map entitled Phase One of the Peninsula, a Planned Unit Development, of record in Plat Book 9700, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth O. Test and wife, Toni E. Test, by deed from Jerry L. McCord, and wife, Nancy W. McCord, of record in Instrument No. 20050707-0078779, dated June 29, 2005, said Register's Office. The said Kenneth O. Test having since died on or about November 12, 2014, leaving Toni E. Test the surviving tenant by the entireties.

Being the same property conveyed to Daniel F. Zoellner, an unmarried man, by deed from Toni E. Test, unmarried, of record in Instrument No. 20150811-0080271, dated August 11, 2015, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Point Landing, Hermitage, Davidson County, Tennessee 37076.

This conveyance is made subject to any and all taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as may affect the premises.

240516j

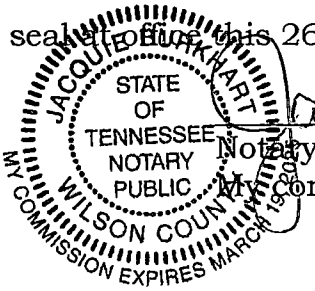
Witness my hand this 26th day of July 2024.

DANIEL FRANCIS ZOELLNER.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Francis Zoellner** to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 26th day of July 2024.



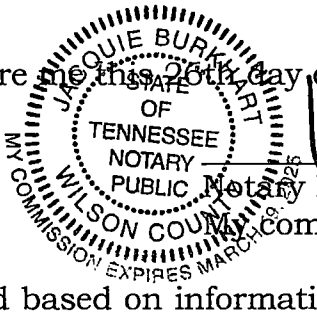
Notary Public
My commission expires: ~~05.28.28~~ 03.19.25

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

DANIEL FRANCIS ZOELLNER,
Trustee
AFFIANT

Subscribed and sworn to before me this 26th day of July 2024.



Notary Public
My commission expires: 05.28.28

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument Prepared by:

YANCY BELCHER #21158
Attorney-at-Law
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889