Karen Johnson Davidson County
Batch# 1173281 DEEDQC
08/22/2024 02:34:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20240822-0064668

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

WALLACE PROPERTIES, LLC,
a Kentucky limited liability company

RUSSELL H. WALLACE

TO: QUITCLAIM DEED

THE WALLACE FAMILY REVOCABLE TRUST

FOR AND IN CONSIDERATION of the sum of ten dollars cash in hand paid, and for the purpose of conveying the below described property to The Wallace Family Revocable Trust, WALLACE PROPERTIES, LLC, a Kentucky limited liability company, BY RUSSELL H. WALLACE, SOLE MEMBER, by these presents does remise, release and QUITCLAIM unto RUSSELL H. WALLACE, INDIVIDUALLY, all of its right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT ONE:
Land in Davidson County, Tennessee, being Unit 3 as shown on Exhibit A-1 of the Declaration of Covenants, Condition and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504, and Instrument No. 20220310-0027561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Wallace Properties, LLC, by Warranty Deed dated June 27, 2023, from Robert G. Drago, Jr., an unmarried man, recorded August 9, 2023 at 9:49 AM appearing of record in Instrument No. 20230809-0061679, Register's Office for Davidson County, Tennessee. Reference is made to Affidavit of record in Instrument No. 20231127-0091342, aforementioned Register's Office.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 441 on the Final Plat of Villages of Riverwood Section One, Phase 4E of record in Plat at Instrument No. 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Wallace Properties LLC, a Kentucky Limited Liability Company, by Warranty Deed dated January 29, 2019, from Justin Scot Webster, a married man, recorded January 30, 2019 at 1:40 PM appearing of record in Instrument No. 20190130-0008963, Register's Office for Davidson County, Tennessee. Reference is made to Scrivener's Affidavit of record in Instrument No. 20190320-0025179, aforementioned Register's Office.

And now, I, the said RUSSELL H. WALLACE, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby remise, release and QUITCLAIM unto THE WALLACE FAMILY REVOCABLE TRUST, RUSSELL WALLACE AND ELIZABETH

A. WALLACE, CO-TRUSTEES, its successors and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 22 day of August, 2024.

WALLACE PROPERTIES, LLC
a Kentucky limited liability company

by: Russell H. Wallace
Russell H. Wallace, Sole Member

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Russell H. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Wallace Properties, LLC, the within named bargainor, a Kentucky limited liability company, and that as the Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as the Sole Member.

Witness my hand and seal at office this the 22 day of August, 2024.

Ashley Arnold
Notary Public

My Commission Expires: 08/13/2025

[Affix Notary Seal]

ASHLEY ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Russell H. Wallace
RUSSELL H. WALLACE

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Russell H. Wallace, the bargainor, with whom I am personally acquainted (or proved to me in 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 22 day of August, 2024.

Ashley Arnold
Notary Public

My Commission Expires: 08/13/2025

[Affix Notary Seal]

ASHLEY ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
THE WALLACE FAMILY REVOCABLE TRUST RUSSELL WALLACE ET AL, CO-TRUSTEE 813 Salisbury Way Clarksville, TN 37043	SAME / OWNER

Property Addresses:	Map and Parcel No.:
TRACT ONE: 521 Taffy Way Hermitage, TN 37076	086 14 0E 003-00CO
TRACT TWO: 2558 River Trail Dr Hermitage, TN 37076	097 02 0A 441.00

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 deeds of record, no boundary survey having been made at the time of this conveyance.

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 August 22, 2024 (date of document).

Affiant Signature

August 22, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 22nd day of August, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 12/21/2026

NOTARY SEAL