Karen Johnson Davidson County
Batch# 1173306 DEEDQC
08/22/2024 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240822-0064696

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT | BRENTWOOD, TN 37027
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 22, 2024.

Notary Public

My Commission Expires: _____

New Owner Address:
Mary Ellen Hofstetter Revocable Living Trust
200 Hearthstone Manor Lane
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
160-15 A 69.00-CO

QUITCLAIM DEED

Mary Ellen Hofstetter (Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Mary Ellen Hofstetter Revocable Living Trust**, dated August 22, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 22, 2024**.

Mary Ellen Hofstetter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mary Ellen Hofstetter,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 22, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 69, on the Plan of Condominium Site Plan, Phase IV, Hearthstone Manor, of record in Plat Book 6200, page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Ellen Hofstetter from Oscar B. Hofstetter, III, for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Oscar B. Hofstetter, III and wife, Mary Ellen Hofstetter, by deed of record in Instrument No. 20081029-0107848, register's Office for Davidson County, Tennessee. The said Oscar B. Hofstetter, III having subsequently died on December 7, 2023, and Mary Ellen Hofstetter having become the sole owner through rights of survivorship.

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

This property is commonly known as 200 Hearthstone Manor Lane, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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.

Affiant Signature

August 22, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027