Karen Johnson Davidson County
Batch# 1174612 DEEDQC
08/26/2024 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240826-0065585

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Smith Chitrapitug, Trustee Smith Chitrapitug Living Trust 7341 Blue Gable Rd. Hermitage, TN 37076	LoanDepot.com, LLC 6561 Irvine Center Dr. Irvine, CA 92618	086120D05700CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Smith Chitrapitug, a married man, (hereinafter called "Grantor") do hereby release and forever quitclaim unto Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust (hereinafter called "Grantee"), and his successor trustees, my interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57, on the plan of RIVERBROOK PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20230113-0003136, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Smith Chitrapitug, an unmarried man, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated January 25, 2024, and recorded January 26, 2024, as Instrument 20240126-0005574, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and is commonly known as 7341 Blue Gable Road, Hermitage, Tennessee 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 22 day of AUGUST, 2024.

Smith Chitrapitug

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Smith Chitrapitug, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he is the maker of this instrument and that he executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 22nd day of August, 2024.

Amanda Moore My Commission Expires: 2-26-28
Notary Public

OATH OF VALUE

This deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F): "No such tax shall be levied on the transfer of any real estate where such: ... are transfers by a transferor of real estate to a revocable living trust created by the same transferor." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(5), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."



Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **08/22/2024**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **08/26/2024**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **08/26/2024.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

