Karen Johnson
Batch # 1175207
08/29/2024 08:40:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240829-0066362

This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Richard A. Wisthuff, Trustee Jennifer L. Wisthuff, Trustee Wisthuff Revocable Living Trust dated July 31, 2024 824 Walden Way Hermitage, TN 37076	SAME	Map # 75-16-0-A Parcel: # 43 CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Richard A. Wisthuff and wife, Jennifer L. Wisthuff**, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Richard A. Wisthuff and Jennifer L. Wisthuff, Trustees, or their successors in interest of the Wisthuff Revocable Living Trust, dated July 31, 2024, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 22, on the Plan of Phase 2-B, Walden Woods, of record in Instrument 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Wisthuff and wife, Jennifer L. Wisthuff, by Warranty Deed of record from Frank Batson Homes, Inc., in Instrument No.: 20010802-0082280, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 824 Walden Way, Hermitage, TN 37076.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 31st day of July, 2024.

Richard A. Wisthuff

Jennifer L. Wisthuff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Richard A. Wisthuff and Jennifer Wisthuff, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 31st day of July, 2024.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

