Karen Johnson Davidson County
Batch# 1179194 DEEDQC
09/09/2024 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240909-0069218

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Sworn to and subscribed before me this 29th day of August, 2024.

Notary Public
My Commission Expires: 9/20/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of August, 2024, among:

BILL TROUP AND KIMBERLY TROUP,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantor"**)

AND

WILLIAM CALVIN TROUP, JR. AND KIMBERLY PALMER TROUP, TRUSTEES OF THE TROUP FAMILY TRUST DATED AUGUST 29, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 319 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3b, Planned Unit Development, of record in Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bil Troup and Kimberly Troup by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation dated December 16, 2016, and recorded January 12, 2017, in Book 00, pages 00, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 5189 Mountainbrook Circle, Hermitage, TN 37076.

THIS DEED has been prepared solely upon information furnished by **Bill Troup and Kimberly Troup.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BILL TROUP

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bill Troup**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

KIMBERLY TROUP

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kimberly Troup**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

William Calvin Troup, Jr. and Kimberly Palmer Troup, Trustees
Troup Family Trust dated August 29, 2024
5189 Mountainbrook Circle
Hermitage, TN 37076

Responsible Party For Taxes:

William Calvin Troup, Jr. and Kimberly Palmer Troup, Trustees
Troup Family Trust dated August 29, 2024
5189 Mountainbrook Circle
Hermitage, TN 37076

Tax Map and Parcel: 085 04 0A 319.00

Certificate of Authenticity

I, Trent Linville, 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 8/29/2024.

Date

T Linville

Affiant Signature

8/29/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 29th day of August, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

