THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Charles Edwin Liles and Emily Faust Liles, Trustee 848 Sunset View Dr. Hermitage, TN 37076	Same	086 13 0B 011.00

Quitclaim Deed to Trustee

Grantor: Emily Faust Liles and Charles Edwin Liles, wife and husband
Grantee: Charles Edwin Liles and Emily Faust Liles, Trustee of the Revocable Trust of Charles Edwin Liles and Emily Faust Liles, dated September 6, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Villa #1341, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association

Being the same property conveyed to Emily Faust Liles and Charles Edwin Liles, wife and husband by deed from Brooke Boswell, an unmarried woman, of record in Instrument Number 20240325-0020619, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 848 Sunset View Dr., Hermitage, TN 37076.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Karen Johnson Davidson County
Batch# 1179511 DEEDQC
09/10/2024 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069604

Emily Faust Liles

Emily Faust Liles, Grantor

Charles Edwin Liles

Charles Edwin Liles, Grantor

State of Tennessee
County of Davidson

On September 6, 2024, before me personally appeared Emily Faust Liles, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

M. Katlyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

State of Tennessee
County of Davidson

On September 6, 2024, before me personally appeared Charles Edwin Liles, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

M. Katlyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Emily Faust Liles
Emily Faust Liles, Trustee
Grantee

Sworn to and subscribed before me on September 6, 2024.

M. Katlyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 September 6, 2024.

Sarah Marlett
Signature

9/6/24
Date



State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 6, 2024.

M. Kathyn Green
Notary's Signature
My Commission Expires: My Commission Expires August 19, 2026