This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1185369 DEEDQC
09/24/2024 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240924-0074049

New Owner:	**Send Tax Bill:**	**Map/Parcel**
SAMUEL J. DELEMOS, Trustee DELEMOS REVOCABLE LIVING TRUST dated April 8, 2024 1008 Rosebud Court Murfreesboro, Tennessee 37129	SAME	050 00 0 118.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

AFFIANT

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, [illegible]

Sworn to and subscribed before me this September 19, 2024.

Notary Public

My Commission Expires:

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, PATSY R. DELEMOS, widowed, hereinafter called Grantor, for the express purpose of conveying all of its right, title, and interest in this property, do hereby quitclaim and convey unto SAMUEL J. DELEMOS, Trustee of the DELEMOS REVOCABLE LIVING TRUST, dated April 8, 2024, all of its right, title, and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[Signatures on Next Page]

WITNESS MY HAND this September 19, 2024.

By: Paty R. DeLemos
PATSY R. DELEMOS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATY R. DELEMOS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 19, 2024.

NOTARY PUBLIC

My Commission Expires: _____



Exhibit A

Property Description

Said property is described to wit:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc., Jon No. 83-054, as follows: To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J.D. Southerland by deed as of record in Book 2702, page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C.W. Cone, et ux, by deed as of record in Book 1847, page 522, Register's Office, proceed: N 10° 46' 51" E 1125.85 feet to an iron pin; thence N 80° 42' 15" W 487.28 feet to an iron pin; thence, N 33° 51' 47" W 629.60 feet to an iron pin, the point of beginning; thence, N 33° 51' 47" W 325.72 feet to an iron pin; thence, N 63° 11' 52" W 218.00 feet to an iron pin ; thence, N 59° 56' 18" E 989.99 feet to a point in the center of a 50' private drive; thence, S 18° 57' 07" E 85.00 feet; thence with a 778.15 foot radius curve to the left 149.54 feet, said curve has a chord bearing and distance of S 24° 27' 26" E 149.31 feet; thence, S 29° 57' 45" E 275.22 feet; thence, leaving said drive S 50° 54' 54" W 817.59 feet to the point of beginning and containing 10.01 acres, more or less.

Being the same property conveyed to DENNIS R. DELEMOS, (the "Decedent"), by deed of record at Book 6214, page 978, Register's Office for Davidson County, Tennessee. Decedent died on February 27, 2018. Pursuant to that agreed order as a certain real property (P-2940) filed on February 2, 2021, in Probate Book 23, Page 419, in Chancery Court of record for Cheatham County, Tennessee at Ashland City as subsequently recorded with the Register's Office for Davidson County in Instrument Number 20210211-0019499 all title to said real property is now vested in the Decedent's wife, PATSY R. DELEMOS.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

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

This is an unimproved property known as 0 Brick Church Lane, Whites Creek, Tennessee 37189.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 September 19, 2024 (date of document).

Signature

9/24/2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of September, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028