Karen Johnson Davidson County
Batch# 1193453 DEEDQC
10/14/2024 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241014-0079577

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.**
George Phillip Wolfe and Anne Rebecca Wolfe 879 Tulip Grove Rd Hermitage, TN 37076	Same	076 00 0 043.00 and 075 00 0 097.00

Quitclaim Deed by Trustee

Grantor: George Phillip Wolfe, Trustee of the Revocable Trust Agreement of George Phillip Wolfe and Anne Rebecca Wolfe, dated August 9, 2022
Grantee: George Phillip Wolfe and Anne Rebecca Wolfe, husband and wife

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:

TRACT 1:

The following described Land in the 4th Civil District of Davidson County, Tennessee, being a small triangle of land isolated by the relocation of Tulip Grove Road and described according to a survey by J. R. Wauford and Company, Engineers, dated March 14, 1967, Job No. 67-001, as follows:

Beginning at a point in the center line of the old abandoned Tulip Grove Road, said point being the NE corner of the Dower Tract of the Subdivision of Wm. S. Hayes Estates recorded in Minute Book 1, Page 369 in the County Court of Davidson County, Tennessee, and thence N. 28 Degrees 20' W., 32.89 feet with the fence; N. 45 Degrees 20' W., 63.16 feet with the fence; N. 63 Degrees 04' W., 67.15 feet to a point in the center line of the present Tulip Grove Road; thence with said center line of said road on a curve as follows: S. 27 Degrees 27' E., 28.36 feet; S. 21 Degrees 27' E., 30.0 feet; S. 16 Degrees 09' E., 30.0 feet; S. 8 Degrees 18' E., 30.0 feet; S. 2 Degrees 32' E., 30.0 feet; S. 3 Degrees 23' W., 30.0 feet; S. 9 Degrees 03' W., 30.0 feet; S. 13 Degrees 53' W., 30.0 feet; A. 20 Degrees 13' W., 30.0 feet; S. 22 Degrees 33' W., 30.0 feet; S. 24 Degrees 03' W., 30.0 feet; thence N. 32 Degrees 24' E., 244.71 feet to the beginning.

TRACT 2:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by J. R. Wauford and Company, Engineers dated March 14, 1967, Job N. 67-001, as follows:

Beginning at a point 376.0 feet more or less East from the NE corner of the Dower Tract on the subdivision of the Wm. S. Hayes Estates, as of record in Minute Book 1, Page 369 in the County Court of Davidson County, Tennessee, and thence N. 15 Degrees 39' E., 623.70 feet with the fence to an iron pin; thence S. 82 Degrees 08' E., 625.00 feet to an iron pin; thence S. 15 Degrees 33' W., 928.90 feet to an iron pin by a 12-inch Box elder tree in the fence line; thence N. 81 Degrees 36' W., 625.29 feet to the beginning.

Being the same property conveyed to George Phillip Wolfe, Trustee of the Revocable Trust Agreement of George Phillip Wolfe and Anne Rebecca Wolfe, dated August 9, 2022, by deed from George Phillip Wolfe and wife, Anne Rebecca L. Wolfe, of record Instrument No. 20220809-0090682, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 879 Tulip Grove Road, 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 AND ESTATE PLANNING 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.

George Phillip Wolfe
____
George Phillip Wolfe
Grantor

Anne Rebecca Wolfe By George Phillip Wolfe AIF
____
Anne Rebecca Wolfe, by George Phillip Wolfe, Attorney-In-Fact
Grantor

State of Tennessee
County of Sumner

On October 14, 2024, personally appeared before me, George Phillip Wolfe, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Debra Y King
____
Notary Public
My commission expires: 04-22-2026

State of Tennessee
County of Sumner

On October 14, 2024, before me personally appeared George Phillip Wolfe, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Anne Rebecca Wolfe, and who acknowledged that he executed the same as attorney-in-fact for Anne Rebecca Wolfe.

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Debra Y King
____
Notary Public
My commission expires: 04-22-2026

* *

State of Tennessee
County of Sumner

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

George Phillip Wolfe
Grantee

Sworn to and subscribed before me on October 14, 2024.

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, 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 October 14, 2024.

Signature

10/14/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 14, 2024.

Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER