Karen Johnson Davidson County
Batch# 1193691 DEEDQC
10/15/2024 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241015-0079922

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

QUITCLAIM DEED

ADDRESS OF NEW OWNER (SEND TAX BILLS TO):	MAP/PARCEL:
Robert C. LaPrad and Dorothy E. LaPrad, Trustees Amendment and Restatement of the Robert C. LaPrad Trust and the Dorothy E. LaPrad Trust 8319 Middlewick Lane, Nolensville, TN 37135	187-09-0A-121.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we, Robert C. LaPrad and Dorothy E. LaPrad, husband and wife, (hereinafter called "Grantors") do hereby release and forever quitclaim unto Robert C. LaPrad and Dorothy E. LaPrad, Trustees of the Amendment and Restatement of the Robert C. LaPrad Trust and the Dorothy E. LaPrad Trust (hereinafter called "Grantees"), and their successor trustees, our interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121, on the Plan of PHASE FIVE, SECTION ONE, BURKITT VILLAGE, of record in Plat Instrument No. 20150210-0012343, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. LaPrad and Dorothy E. LaPrad, husband and wife, as to a 60% undivided interest, and Ryan R. LaPrad and Melissa R. LaPrad, husband and wife, as to a 40% undivided interest, from Jay E. Beloff and wife, Elizabeth E. Beloff, by warranty deed dated November 8, 2019, and recorded November 13, 2019, as Instrument No. 20191113-0117063, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions for Burkitt Village of record in Instruments No. 20130717-0074035, amended by Instrument No. 20140310-0020071, and in Instrument No. 20140814-0073542, as made applicable to the subject property in Instrument No. 20150227-0017002, said Register's Office.
2. By-Laws for Burkitt Village Homeowners Association, Inc. as set out in Warranty Deed of record in Instrument No. 20150923- 0096717, said Register's Office.
3. Charter for Burkitt Village HOA of record in Instrument No. 20121213-0114972, said Register's Office.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Nos. 20121029-0098753 and 20130724-0076308, said Register's Office.

5. Quitclaim Deed to Burkitt Village Homeowners' Association, Inc., for open space of record in Instrument No. 20150227-0017001, said Register's Office.
6. Grant of Easement and Agreements contained in Instrument No. 20140509-0039932, said Register's Office.
7. Any and all matters appearing on the Plan of record in Plat Instruction No. 20150210-0012343, said Register's Office.

This is improved property commonly known as 8319 Middlewick Lane, Nolensville, TN 37135.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 8 day of October, 2024.

Robert C. LaPrad **Dorothy E. LaPrad**

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. LaPrad and Dorothy E. LaPrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they are the makers of this instrument and that they executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 8 day of October, 2024.

VICKI C. HORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Vicki C Horn
Notary Public

My Commission Expires: 08/21/27

OATH OF VALUE

This deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C): "No such tax shall be levied on the transfer of any real estate where such: ... are transfers by a transferor of real estate to a revocable living trust created by the same transferor." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **10/08/2024**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **10/15/2024**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **10/15/2024.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

