Karen Johnson
Batch # 1199465
10/31/2024 11:11:49 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241031-0084311

Instrument Prepared by:
Keith E. McKissock, Attorney
2020 Delaware Drive
Nolensville, TN 37135

ADDRESS NEW OWNER:
Robert W. Palmer and Kelli E. Palmer, Trustees
724 Lawler Lane
Nolensville, TN 37135

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
149 07 0E 071.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Robert W. Palmer and Kelli E. Palmer, husband and wife, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Robert W. Palmer and Kelli E. Palmer, Trustees under Palmer Revocable Trust dated February 11, 2023 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1537 on the Plan of Canyon Ridge, Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Palmer and Kelli E. Palmer, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Ryan Homes, dated July 18, 2023 and of record in Instrument No. 20230718-0055083, Register's Office for Davidson County, Tennessee.

This is property is improved, and is commonly known as: 1537 Smoketree Road, Antioch, TN 37013.

This conveyance is subject to: (i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and

community facility assessments (if applicable); that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable).

The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 28th day of October, 2024.

Robert W. Palmer

Kelli E. Palmer

State of Tennessee)
County of Williamson)

On this the 28th day of October, 2024, before me, a Notary Public, personally appeared Robert W. Palmer and Kelli E. Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires:
03/18/2025

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2024.

Notary Public

My commission expires: 03/16/2025

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON