ohnson Davidson County
Batch # 1209079 DEEDQC
12/02/2024 09:31:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241202-0093231

THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Phillip B. Tucker, Trustee 3008 Whitland Crossing Dr. Nashville, TN 37214	SAME AS NEW OWNER	096 09 0B 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Phillip Burch Tucker**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Phillip Burch Tucker, Trustee of The Phillip B. Tucker Revocable Living Trust**, dated November 26, 2024, and any amendments thereto, and to his successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3008, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions, and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Phillip Burch Tucker from Sherrilyn S. Ward by Quitclaim Deed of record in Instrument No. 20130731-0079728 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3008 Whitland Crossing Drive, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 26th day of November, 2024.

Phillip Burch Tucker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Burch Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of November, 2024.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON