Karen Johnson
Batch # 1213171
12/06/2024 02 24 37 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241206-0094946

THIS INSTRUMENT WAS PREPARED BY: W Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER & RETURN DEED TO:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
KENNETH D. HOLMAN, Trustee KENNETH D. HOLMAN REVOCABLE TRUST 4545 Chandler Road Hermitage, TN 37076	NEW OWNER	**075 00 0 073.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, KENNETH D HOLMAN, unmarried and declaring that I am the surviving widower of JOHNNIE M. HOLMAN, that we were married at the time we were conveyed this property and that we remained continuously married until the death of JOHNNIE M. HOLMAN (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto KENNETH D. HOLMAN as Trustee of and for the KENNETH D. HOLMAN REVOCABLE TRUST, dated the 24 day of July, 2024, (hereinafter "Grantee"), all my right, title and interest in and to a certain tract or parcel of land, lying and being in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, surveyed by Hickerson and Hickerson, Engineers, on November 7, 1960, and described as follows, to wit:

Beginning at an iron pin on the line of Cross at the southerly margin of Chandler Road and running 636 feet westerly around a curve with a radius of 1,410 feet to an iron pin on the line of Neal; thence, South 46 degrees 30 minutes East, 405 feet with the line of Neal to an iron pin; thence, North 21 degrees 30 minutes East 181.0 feet to a stake on the line of Morris; thence, North 18 degrees East with the line of Morris and Cross to the point of beginning, containing 3.3 acres, more or less.

Being the same property conveyed to KENNETH D HOLMAN and wife, JOHNNIE M HOLMAN, from WILLIAM L TUNE, JR and wife, LUCILE B TUNE, by deed dated the 27th day of July, 1979, of record in Instrument Number 00005472-0000596, Register's Office of Davidson County, Tennessee, the said JOHNNIE M HOLMAN having since died leaving KENNETH D HOLMAN as sole owner, being the surviving tenant by the entirety

This is improved property known as 4545 Chandler Road, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description is the same as contained in the last deed of reference. This instrument was prepared in accordance with information provided by the Grantor without the benefit of a title search or survey.
The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

Witness my hand, this 24 day of JULY, 2024.

Kenneth D Holman

KENNETH D. HOLMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named KENNETH D. HOLMAN, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 24 day of July, 2024

NOTARY PUBLIC

NOTARY
STAMP

My Commission Expires: 6/27/2027

JACK W. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(F): Transfers of real estate to a revocable living trust ; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).