Karen Johnson
Batch # 1213171
12/06/2024 02 24 37 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241206-0094947

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 0 072.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, KENNETH HOLMAN, unmarried and declaring that I am the surviving widower of JOHNNIE HOLMAN, that we were married at the time we were conveyed this property and that we remained continuously married until the death of JOHNNIE 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 lying in the 4th Civil District of said County, as shown on a survey by Robert H. Meade, Engr., dated February 21, 1959, and being more particularly described as follows:

Beginning at an iron pin on the intersection of the center lines of Tulip Grove and Chandler Roads and thence with the center line of Tulip Grove Road S 12° 42' W 352.4 feet to a point on said center line; thence on a curve with said center line 196.4 feet to a point on said center line; thence S 1° 03' E 365.6 feet to appoint on said center line; thence N 53° 33' W 476.1 feet to a post; thence N 11° 12' E 488.2 feet to an iron pin on the center line of Chandler Road; thence on a curve with the said center line of said Road 405.0 feet to the point of beginning, containing 5.8 acres, more or less.

Being the same property conveyed to KENNETH HOLMAN and spouse, JOHNNIE HOLMAN, from DOLLY B CROSS, by deed dated August 23, 2013, of record in Instrument Number

20130826-0089828, Register's Office of Davidson County, Tennessee, the said JOHNNIE HOLMAN having since died leaving KENNETH HOLMAN as sole owner, being her surviving spouse and the surviving tenant by the entirety

\This is unimproved property, known as 0 Tulip Grove 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 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 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

JACK W. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires 6/20/2027

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).