Karen Johnson
Batch # 1216010
12/13/2024 11 20 34 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241213-0096956

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

KAY YANDELL FERRELL, AFFIANT

Subscribed and sworn to before me, this 10 day of December 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-27

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KAY YANDELL FERRELL, TRUSTEE 537 Des Moines Drive Hermitage, TN 37076	New Owner	Map and Parcel No.: 075 03 0 015.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Kay Yandell Ferrell, as Successor Trustee ("Trustee") of the Nancy G. Senter Revocable Trust, created June 20, 2022, (the "Trust")** do hereby quitclaim, transfer and convey all of the Trust's right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto **Kay Yandell Ferrell, Trustee of the Kay Ferrell Family Trust, created June 22, 2024**, its successors and assigns, and do hereby quitclaim, transfer and convey all of the Trust's right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto **Kay Yandell Ferrell, Trustee of the Michael Yandell Family Trust, created June 22, 2024**, its successors and assigns.

This is improved property known as 537 Des Moines Drive, Hermitage, Tennessee 37076, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Tulip Grove, Section I, as of record in Book 3700, Page 106, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 83.0 feet on the northerly side of Des Moines Drive and extends back 137.03 feet on the westerly line and 170.46 feet on the easterly line to a dead line in the rear, measuring 133.17 feet therein.

Being the same property conveyed to Nancy G. Senter, Trustee of the Nancy G. Senter Revocable Trust, created June 20, 2022, from Nancy Senter, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20220805-0089162. Whereas, Nancy G. Senter resigned as Trustee of the Nancy G. Senter Revocable Trust on August 5, 2022, and the designated successor Trustee, Kay Yandell Ferrell, accepted the position of Trustee in which she currently is serving.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 6 day of DECEMBER 2024.

Kay Yandell Ferrell

Kay Yandell Ferrell, Trustee of the
Nancy G. Senter Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kay Yandell Ferrell, Trustee of the Nancy G. Senter Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of DECEMBER 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027