Karen Johnson Davidson County
Batch# 1220800 DEEDQC
12/27/2024 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241227-0100365

This Document Prepared By and Returnable to:
JULIA M. WOOD
Attorney at Law
Ashworth & Rye
237 2nd Ave. S.
Franklin, Tennessee 37064
615-810-8150

After Recording,
Mail Tax Statements To
Address of New Owner:
Calie H. Noffsinger
228 Star Pointer Way
Spring Hill, TN 37174

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, CALIE NOFFSINGER, an unmarried woman, the GRANTOR,

Whose mailing address is 228 Star Pointer Way, Spring Hill, TN 37174;

hereby conveys and quitclaims to

CALIE H. NOFFSINGER, Trustee of THE CALIE H. NOFFSINGER LIVING TRUST, U/A DATED DECEMBER 23, 2024, the GRANTEE,

Whose mailing address is 228 Star Pointer Way, Spring Hill, TN 37174;

all the right, title, and interest Grantor may have, in any, in and to THE FOLLOWING described real property located in the County of Maury, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 720 Copper Branch Road, Hermitage, TN 37076.

Assessor's Parcel Number: 086-13-0B-023.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 23rd day of December, 2024.

Calie Noffsinger
CALIE NOFFSINGER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, CALIE NOFFSINGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 23rd day of December, 2024.

NOTARY PUBLIC

My commission expires: 3/15/2025

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-15-2025

STATE OF TENNESSEE
COUNT OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 23rd day of December, 2024.

NOTARY PUBLIC

My commission expires: 3/15/2025

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-15-2025

EXHIBIT A

Land in Davidson County, Tennessee, being Villa #1471, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §66-27-101, et. Seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with Ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0024696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Calie Noffsinger, an unmarried woman, by Warranty Deed from Calie Noffsinger, as the sole heir of Seth Noffsinger, unmarried, of record as Instrument No. 20241120-0090674, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 720 Copper Branch Road, Hermitage, TN 37076.

TAX PARCEL NUMBER: 086-13-0B-023.00

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on December 23, 2024

Signature

12/23/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

12/23/2024
Date

My Commission Expires: May 20, 2028

My Commission Expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY