Karen Johnson Davidson County
Batch# 1225439 DEEDQC
01/09/2025 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0002117

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Sara L. Meissner, Trustee
Deborah G. Meissner Income Only Trust
3936 Hoggett Ford Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map and Parcel No.
097020A23900CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Deborah G. Meissner, Trustee, Deborah G. Meissner Revocable Living Trust Agreement dated March 27, 2019**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Sara L. Meissner, Trustee, Deborah G. Meissner Income Only Trust dated January 9, 2025** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 239 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Deborah G. Meissner, Trustee, Deborah G. Meissner Revocable Living Trust Agreement dated March 27, 2019**, by Quitclaim Deed dated March 27, 2019, from **Deborah G. Meissner**, recorded in Instrument No. 20190329-0028310, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as:**3936 Hoggett Ford Road, Hermitage, TN 37076**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 9th day of January 2025.

Deborah G. Meissner, Trustee,
Deborah G. Meissner Revocable
Living Trust dated March 27, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Deborah G. Meissner, Trustee, Deborah G. Meissner Revocable Living Trust Agreement dated March 27, 2019**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January 2025.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9th day of January 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 9, 2025.

Affiant Signature

January 9, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of January 2025.

Notary's Signature

My Commission Expires: 08/19/28

Notary's Seal:

