Karen Johnson
Batch # 1225585
01/13/2025 09:14:04 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250113-0002271

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615)-628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

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

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
James and Genevieve Fantus Living Trust 601 Copperfield Court Brentwood, TN 37027	James and Genevieve Fantus Living Trust 601 Copperfield Court Brentwood, TN 37027	172-01-0A-138.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James Fantus and Genevieve Fantus, husband and wife, do hereby quitclaim, transfer and convey unto James E. Fantus and Genevieve C. Fantus, as Trustees of the James and Genevieve Fantus Living Trust dated December 10, 2024, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page(s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Fantus and Genevieve Fantus, husband and wife, from Mandy J. Roberts, an unmarried woman, by Warranty Deed dated September 13, 2021, and

recorded on September 15, 2021, as Document No. 20210915-0124138, Register's Office for Davidson County, Tennessee.

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

Property Address: 601 Copperfield Court, Brentwood, Tennessee 37027

Witness my hand this 10th day of December 2024.

James Fantus, Grantor

Genevieve Fantus, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, James Fantus and Genevieve Fantus, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 10, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025