This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Suite 100
Mount Juliet, TN 37122
615-263-0950

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1234709 DEEDQC
02/06/2025 08 33 18 AM 3 pgs
Fees $17 00 Taxes $0 00
20250206-0008977

Address New Owner As Follows	Send Tax Bills To:	Map Parcel No.
George A. DeGeorge and Sharon Rapheali DeGeorge 1620 Rachel Way, Old Hickory, TN 37138	SAME	064 03 0A 085.00

TRUSTEE'S DEED

IN CONSIDERATION of One Dollar ($1.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, We, **George DeGeorge, Trustee of the George DeGeorge Revocable Living Trust dated August 22, 2018 and Sharon Rapheali DeGeorge, Trustee of the Trust Agreement Establishing Sharon Raphaeli Revocable Trust Dated November 23, 1998, Tenants in Common** (the "Grantors"), do hereby sell, transfer, convey, and forever quitclaim unto GEORGE A. DEGEORGE AND SHARON RAPHAELI DEGEORGE, HUSBAND AND WIFE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP (herein the "Grantees"), any and all of our right, title, and interest in and to the following tract(s) or parcel(s) of land, situated, and lying in Davidson County, Tennessee, and being more particularly described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 178, ON THE FINAL PLAT OF PHASE ELEVEN, SECTION ONE, BRANDYWINE POINTE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 148, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to George DeGeorge, Trustee of the George DeGeorge Revocable Living Trust dated August 22, 2018 and Sharon Rapheali DeGeorge, Trustee of the Trust Agreement Establishing Sharon Raphaeli Revocable Trust Dated November 23, 1998, Tenants in Common by Quitclaim Deed from George DeGeorge and Sharon Rapheali DeGeorge, Husband and Wife, Joint Tenants with the Right of Survivorship, dated November 14, 2020, of record in Instrument No. 20220630-0075999, in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining

thereto and to all easements and encroachments apparent from an inspection of the property.

This improved property is located at 1620 Rachel Way, Old Hickory, TN 37138.

GRANTEES herein assume and agree to pay all taxes assessed against said real estate for the year 2025.

GRANTORS AND GRANTEES acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies) acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

WITNESS MY HAND as of this 13th day of January, 2025.

George DeGeorge, Trustee of the George DeGeorge Revokable Living Trust dated August 22, 2018

George DeGeorge, Trustee

Sharon Rapheali DeGeorge, Trustee of the Trust Agreement Establishing Sharon Raphaeli Revocable Trust dated November 23, 1998

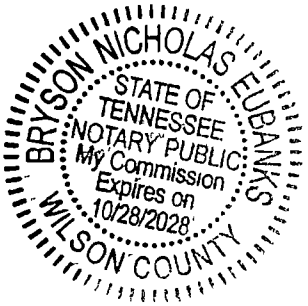
Sharon Raphaeli DeGeorge, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this this 13th day of January, 2025, before me personally appeared, George DeGeorge, Trustee of the George DeGeorge Revokable Living Trust dated August 22, 2018 and Sharon Rapheali DeGeorge, Trustee of the Trust Agreement Establishing Sharon Raphaeli Revocable Trust dated November 23, 1998, to me known to be the person described in and who executed the foregoing instrument, with the requisite authority as Trustee thereof, and acknowledged that such person executed the same as such person's free act and deed for the purposes contained herein.

Witness my hand, at office, this 13th day of January, 2025

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028



STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

By: _____
Affiant

Subscribed and sworn to before me on this 13th day of January, 2025.

_____
Bryson Eubanks, Notary Public
My commission expires. 10/28/2028

