Karen Johnson
Batch # 1237934
02/18/2025 08 57 20 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250218-0011613

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Trustee, JAMES C. BILBREY, JR., REVOCABLE LIVING TRUST 1019 Heydel Circle, Lebanon, Tennessee 37087	Same	07514000300

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, JAMES C. BILBREY, as Trustee for THE JAMES C. BILBREY, SR., AND JUDY C. BILBREY REVOCABLE LIVING TRUST u/a/d January 16, 2007, does hereby convey and quitclaim unto THE JAMES C. BILBREY REVOCABLE LIVING TRUST u/a/d February 12, 2025 ("Grantee"), its successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 113 on the Plan of Hermitage Estates, of record in Book 3300, page 70, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 113 fronts 107.2 feet on the easterly side of Luree Lane and runs back 148.2 feet on the northerly line and 148.8 feet on the southerly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to James C. Bilbrey, Sr. and wife, Judy C. Bilbrey, Trustees of the Bilbrey Joint Revocable Living Trust Agreement U/A/D January 16, 2007 from James C. Bilbrey, Sr. and wife, Judy C. Bilbrey, Individually, of record in Instrument No. 20070117-0006819 Register's Office

for Davidson County, Tennessee.

Note 1: The Grantors and the Grantees are one and the same persons.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This is improved property known as: 8204 Luree Lane, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my signature on this 12 day of February 2025.

JAMES C. BILBREY, JR., as Trustee of
The James C. Bilbrey Revocable Living Trust
u/a/d February 12, 2025

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, JAMES C. BILBREY, JR., as Trustee of the James C. Bilbrey Revocable Living Trust u/a/d February 12, 2025 with whom I am personally acquainted, or who 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, this 12th day of February, 2025.

NOTARY PUBLIC
My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For purposes of Tenn. Code Ann. § 67-4-409(a)(4), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 12th day of February, 2025.

Notary Public

My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY