Karen Johnson
Batch # 1239481
02/21/2025 09 16 29 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250221-0012823

PREPARED BY:

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Karen and Thomas Holmes Revocable Living Trust u/a/d February 14, 2025 2662 Union Hill Road Joelton, TN 37080	Same	14D-25002 015 00 0 147 00

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, THOMAS C. HOLMES and KAREN S. HOLMES, do hereby convey and quitclaim unto to the Trustee, for the KAREN AND THOMAS HOLMES REVOCABLE LIVING TRUST u/a/d February 14, 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:

BEING Lot No. 10 on the Plan of Homestead Acres, of record in Plat Book 3842, Page 213, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas C. Holmes and Karen S. Holmes, by Quitclaim Deed from Thomas M. Driver et ux Gladys M. Driver, of record in Book 5310 Page 36, Register's Office for Davidson County, Tennessee, recorded on September 20, 1978.

Subject to any and all plats, easements, restrictions, an other matters of record.

This is improved property known as 2662 Union Hill Road, Joelton, TN 37080.

IN WITNESS WHEREOF, I have hereunto set my signature on this 14th day of February 2025

Thomas C. Holmes
THOMAS C. HOLMES

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, THOMAS C. HOLMES, 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 14th day of February, 2025.

EMILY COWAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/20/2027

IN WITNESS WHEREOF, I have hereunto set my signature on this 14 day of February 2025.

Karen S. Holmes
KAREN S. HOLMES

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, KAREN S HOLMES, 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 14th day of February, 2025.

EMILY COWAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/20/2027

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 14th day of February, 2025

Notary Public

My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY