Karen Johnson
Batch # 1239481
02/21/2025 09 16 29 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250221-0012824

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	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:

BEGINNING at a concrete monument in the northerly margin of Union Hill Road, said monument being the southeast corner of Lot No. 10 of Homestead Acres Subdivision of record in Plat Book 3842. Page 213 of the Register's Office of Davidson County, Tennessee;

THENCE, with eh northerly margin of Union Hill Road, South 43 degrees 24 minutes West, 80.0 feet toa n iron pin in a drainage creek;

THENCE, North 63 degrees 53 minutes 50 seconds West, 516.27 feet to a concrete monument at the southeast corner of Lot No. 1 of said Homestead Acres;

THENCE, along the southerly boundary of Lot No. 10 of Homestead Acres, South 86 degrees 40 minutes East, 362.76 feet to a concrete monument;

THENCE, south 46 degrees 36 minutes East, 215.30 feet to the point of

beginning containing 1.03 acres, more or less.

Being the same property conveyed to Thomas C. Holmes and Karen S. Holmes, by Warranty Deed from Nettie Wade Goodwin, of record in Book 6972 Page 132, Register's Office for Davidson County, Tennessee, recorded on September 8, 1986.

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 14 day of February, 2025.

Notary Public

My Commission Expires: 10/20/2027

EMILY COWAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY