Karen Johnson
Batch # 1256938
04/07/2025 08 14 56 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250407-0025906

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	08602000800

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, JR., 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:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Dodson Heights as of record in Book 2900, Page 113, Register's Office for said County.

Said Lot No. 128 fronts 55 feet on the easterly side of Baltic Drive and extends back 146 feet on the northerly line and 113.4 feet on the4 southerly line to a dead line which is a broken line, measuring 104.3 feet.

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. 20070117-0006818, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6025 Baltic Drive, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, I have hereunto set my signature on this 31 day of March 2025.

JAMES C BILBREY, JR., as Trustee of
The James C. Bilbrey, Sr., And Judy C. Bilbrey
Revocable Living Trust u/a/d January 16, 2007

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, Sr., And Judy C Bilbrey Revocable Living Trust u/a/d January 16, 2007 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 31 day of March 2025.

R. L. HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

NOTARY PUBLIC
My Commission Expires: 10.21.2025

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 31 day of March, 2025.

Notary Public
My Commission Expires: 10.21.2025

R. L. HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER