Karen Johnson
Batch # 1265238
04/28/2025 09 56 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250428-0032308

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** MADELYN STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	Affiant Subscribed and sworn to before me, this 23rd day of April 2025. Notary public My commission Expires: October 26, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Fermanis Family Trust 7431 Dodd Retreat Court Hermitage, Tennessee 37076	Fermanis Family Trust 7431 Dodd Retreat Court Hermitage, Tennessee 37076	074 16 0 A 288 00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Timothy Gerard Fermanis and Lorna Adele Fermanis, husband and wife, do hereby quitclaim, transfer and convey unto Timothy G. Fermanis and Lorna A. Fermanis, Trustees of the Fermanis Family Trust dated September 22, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows·

LAND in Davidson County, Tennessee, being Lot No. 288 on the Final Plat of Phase 2-Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Gerard Fermanis and Lorna Adele Fermanis, husband and wife, from Parkhaven Communities, LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 18, 2024, and recorded on April 19, 2024, as Document No. 20240419-0028098, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 7431 Dodd Retreat Court, Hermitage, TN 37076

Witness my hand this 23rd day of April, 2025.

Timothy Gerard Fermanis, Grantor

Lorna Adele Fermanis, Grantor

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Timothy Gerard Fermanis and Lorna Adele Fermanis, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, April 23, 2025.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public, Madelyn Stampley
My commission expires: October 26, 2025