Karen Johnson
Batch # 1272262
05/13/2025 08:24:35 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250513-0037372

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Beverly Black, a/k/a Beverly E. Black, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quit claim and convey unto Beverly Black as Trustee of the Revocable Beverly Black Living Trust 2025 dated May 8th, 2025 (herein "Grantee") or Grantee's successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Hermitage, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 2, on the Plan of Hermitage Hills, Section Twelve, as shown by plat of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Beverly E. Black, unmarried, from Stephanie Reece, married, by Warranty Deed on May 31, 2007, and recorded on June 13, 2007, Instrument No. 20070613-0070907, Register's Office, Davidson County, Tennessee.

This is improved property, known as 8112 Bonnafair Drive, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 8th day of May, 2025.

Grantor:

BEVERLY BLACK, a/k/a Beverly E. Black

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Beverly Black, as Trustee of the Revocable Beverly Black Living Trust 2025 8112 Bonnafair Drive, Hermitage, TN 37076	Beverly Black, as Trustee of the Revocable Beverly Black Living Trust 2025 8112 Bonnafair Drive, Hermitage, TN 37076	**074-04-0 029.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Beverly Black to me known to be the persons described in and who executed the foregoing, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of May, 2025.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Beverly Black, as Trustee of the Revocable Beverly Black Living Trust 2025, dated May 8th, 2025.

Grantee:

Beverly Black, as Trustee of the Beverly Black Living Trust 2025 dated May 8th, 2025.

Subscribed and sworn to before me this 8th day of May, 2025.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028