This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1272313 DEEDQC
05/13/2025 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250513-0037437

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jason and Carrie Family Trust	Same As New Owner	075 08 0 013.00
Dated April 14, 2025		
3615 Earhart Road		
Mt. Juliet, TN 37122		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Larry Jason Tucker,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Jason and Carrie Family Trust Dated April 14, 2025,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

The following describes property lying in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 197 on the Plan of Tulip Grove, Section 4, of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Jason Tucker by quitclaim deed from James Deatrick, Jr., an unmarried man, dated October 23, 2024 and recorded October 24, 2024 in Instrument No. 20241024-0082679, Register's Office for Davidson County, Tennessee.

This is an improved property located at **606 Denver Drive, Hermitage, TN 37076.**

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 24 day of April 2025.

Jason and Carrie Family Trust Dated April 14, 2025

Trustee

Larry Jason Tucker, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Larry Jason Tucker**, whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee of the Jason and Carrie Family Trust Dated April 14, 2025** and he is being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Jason and Carrie Family Trust Dated April 14, 2025.**

WITNESS my hand and official, this 24 day of April, 2025.

Notary Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 1/20/26

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 24 day of April 2025.

Jason and Carrie Family Trust Dated April 14, 2025

Trustee

Carrie Haapala Tucker, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Carrie Haapala Tucker**, whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee of the Jason and Carrie Family Trust Dated April 14, 2025** and he is being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Jason and Carrie Family Trust Dated April 14, 2025.**

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 24th day of April 2025.

Larry Jason Tucker

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared Larry Jason Tucker, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of April 2025.

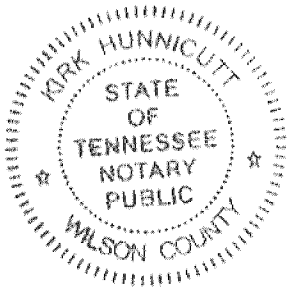
NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WITNESS my hand and official, this 24 day of April 2025.

Notary Signature
My Commission Expires: 1/28/26



STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of April 2025.

NOTARY PUBLIC

My Commission Expires: 1/28/26



Tennessee Certification of Electronic Document

I, TONYA THOMAS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/24/25 (date of document).

Affiant Signature

4/24/25
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 24 day of APRIL, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY