This Instrument Prepared By:
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Karen Johnson Davidson County
Batch # 1288194 DEEDQC
06/20/2025 02 08 31 PM 2 pgs
Fees $12 00 Taxes $0 00
20250620-0048573

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Brenda Jean Whiteside Revocable Trust **c/o Brenda Whiteside, Trustee** **1200 Berwick Trail** **Madison, TN 37115**	**Same**	**52-15-2.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA WHITESIDE** (hereinafter "*Grantor*"), does hereby quitclaim and convey unto the **BRENDA JEAN WHITESIDE REVOCABLE TRUST** ("Grantee"), its successors and assigns, all right, title and interest, if any, in and to the real property more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No.13 on the Plan of Marlin Meadows, Section III, as of record in Book 2133, page 26, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bobby Whiteside a/k/a/ Robert Bruce Whiteside and Brenda Whiteside, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common by Quitclaim Deed of record as Instrument No. 20050412-0040322, Register's Office for Davidson County, Tennessee. Bobby Whiteside a/k/a Robert Bruce Whiteside died on April 21, 2021.

This is improved property known as 1200 Berwick Trail, Madison, Tennessee 37115.

The Property description has been provided by the parties hereto, and the draftsman has relied solely upon that description in the preparation of this instrument.

The Property is conveyed subject to all easements, restrictions and obligations whether or not of record, including the lien delinquent, current or future ad valorem property taxes. The Grantor makes no representations or warranties regarding the Property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this 20th day of June, 2025.

Brenda Whiteside
BRENDA WHITESIDE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $NONE

Brenda Whiteside
AFFIANT

Subscribed and sworn to before me, this 20th day of June, 2025

Keith C. Dennen
NOTARY PUBLIC

My Commission Expires December 19, 2028

Keith C. Dennen State of Tennessee Notary Public Sumner County

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned of the state and county mentioned, personally appeared BRENDA WHITESIDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Hendersonville, Sumner County, Tennessee, this 20th day of June, 2025.

Keith C. Dennen
NOTARY PUBLIC

My Commission Expires: December 19, 2028

Keith C. Dennen State of Tennessee Notary Public Sumner County