Karen Johnson Davidson County
Batch# 1288429 DEEDQC
06/23/2025 10:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250623-0048925

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ALYSSA BORY
SHANNON MULKEY LAW FIRM
944 E. SILVER SPRINGS BLVD.
OCALA, FL 34470-6701

OWNER (SEND TAX BILLS TO):

SCOTT M. BISSELL, TRUSTEE
112 HEARTHSTONE MANOR CIRCLE
BRENTWOOD, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT BISSELL, an unmarried man (herein, "Grantor"), whose address is 112 Hearthstone Manor Circle, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to SCOTT M. BISSELL, TRUSTEE, or any successors in trust, under the SCOTT M. BISSELL REVOCABLE LIVING TRUST AGREEMENT dated May 14, 2025 and any amendments thereto (herein, "Grantee"), whose address is 112 Hearthstone Manor Circle, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 112 Hearthstone Manor Circle, Brentwood, TN 37027

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 160150A04100CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 3rd day of June, 2025.

GRANTOR:

Scott Bissell

STATE OF Florida
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Scott Bissell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of June, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/12/2025

Notary Public State of Florida
Alyssa N Bory
My Commission
HH 275241
Exp. 6/12/2026

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Marion

The actual consideration for this transfer is TEN DOLLARS ($10.00)

Grantee:

SCOTT M. BISSELL REVOCABLE LIVING TRUST AGREEMENT dated May 14, 2025

Scott M. Bissell, Trustee

Subscribed and sworn to under oath before me, this 3 day of June, 2025 by Scott M. Bissell, as Trustee of SCOTT M. BISSELL REVOCABLE LIVING TRUST AGREEMENT dated May 14, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/12/2026

Notary Public State of Florida
Alyssa N Bory
My Commission
HH 275241
Exp. 6/12/2026

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hearthstone Manor, Phase III, of record in Book 6200, Page 144, amended in Book 6250, page 493, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20231031-0085165 on October 31, 2023.

PIN NO: 160150A04100CO

STREET ADDRESS: 112 Hearthstone Manor Circle, Brentwood, TN 37027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

25-105869 (HW)

CERTIFICATE OF AUTHENTICITY

I, Shelley Bryant, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dated: 06/03/2025

State of Florida

Date of Document: 06/03/2025

County of Hillsborough

Personally appeared before me, Angela N. Guiler, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela N. Guiler

Notary's Signature

Date: 06/03/2025

My Commission Expires: Sept. 20, 2025
Date

Notary's Seal (if on paper)

