This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 100
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1294254
07/07/2025 09:46:41 AM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20250707-0053115

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 23rd day of June, 2025.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL.
Sharon Raphaeli DeGeorge 1620 Rachel Way Old Hickory, TN 37138	Sharon Raphaeli Degeorge 1620 Rachel Way Old Hickory, TN 37138	064 03 0A 085 00

FOR NO MONETARY CONSIDERATION, We, **George A. DeGeorge and Sharon Raphaeli DeGeorge, Husband and Wife, Tenants In Common with Right of Survivorship** by these presents do hereby quitclaim and convey all our right, title, and interest in and to the following tract or parcel of land unto **Sharon Raphaeli DeGeorge**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 178, ON THE FINAL PLAT OF PHASE ELEVEN, SECTION ONE, BRANDYWINE POINTE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 148, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to GEORGE A. DEGEORGE AND SHARON RAPHAELI DEGEORGE, HUSBAND AND WIFE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP by Trustee's Deed from **George DeGeorge, Trustee of the George DeGeorge Revocable Living Trust dated August 22, 2018 and Sharon Rapheali DeGeorge, Trustee of the Trust Agreement Establishing Sharon Raphaeli Revocable Trust Dated November 23, 1998, Tenants in Common,** dated January 13, 2025, of record in Instrument No. 20250206-0008977, in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

This improved property is located at 1620 Rachel Way, Old Hickory, TN 37138.

Witness by my hand this 23rd day of June, 2025

George A. DeGeorge

Sharon Raphaeli DeGeorge

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 23rd day of June, 2025, personally appeared before me, George A. DeGeorge and Sharon Raphaeli DeGeorge, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY