Karen Johnson Davidson County
Batch# 1306991 DEEDQC
08/08/2025 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250808-0063214

This Instrument Was Prepared by:
HUNTER, SMITH & DAVIS, LLP
Attorneys at Law, 1212 N. Eastman Road, Kingsport, Tennessee 37664

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into as of this 25th day of July, 2025, by and between, **John Totten and Susan Totten, husband and wife**, collectively, Grantors, and **Susan G. Totten, Trustee of the Totten Family Revocable Living Trust dated July 25, 2025, and Successor Trustee as set forth under the Trust Agreement**, Grantee:

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantors by these presents does grant, transfer, quitclaim and convey unto Grantee, all of their rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat, CAROTHERS CROSSING, PHASE 3, SECTION 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Anita J. Martin, Trustee of the Anita J. Martin Revocable Trust created July 24, 2023, to John Totten and Susan Totten, husband and wife, of record in Instrument No. 20250516-0038821, in the Register's Office of Davidson County, Tennessee, dated May 15, 2025, and recorded on May 16, 2025.

This is improved property located at: **1904 Grace Point Lane, Nolensville, TN 37135**
Map-Parcel Number 188 10 0C 138.00

Per TCA Section 66-24-121, the foregoing description is based upon prior deed of record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PRIOR DEEDS.

WITNESS the following signature, the date and day first above written.

John Totten

Susan Totten

STATE OF GEORGIA
COUNTY OF JACKSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **John Totten and Susan Totten** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that such person or persons executed the same as their free act and deed or for the purposes contained therein.

WITNESS my hand and official seal this 25th day of July, 2025.

Notary Public

My commission expires: 10-14-2028

TABETHA KAY CLARK NOTARY PUBLIC JACKSON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/14/2028

STATE OF GEORGIA
COUNTY OF JACKSON

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property hereinabove described, whichever is greater, is $NONE.

AFFIANT

SWORN TO AND SUBSCRIBED before me, this 25th day of July, 2025.

Notary Public

My commission expires: 10-14-2028

TABETHA KAY CLARK NOTARY PUBLIC JACKSON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/14/2028

NAME AND ADDRESS OF PROPERTY OWNER OR THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Susan G. Totten, Trustee of the Totten Family Revocable Living Trust dated July 21, 2025

104 Grace Point Lane, Nolensville, TN 37135

TRUE COPY CERTIFICATION

I, Marcy E. Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law on the 25th day of July, 2025.

Marcy E. Walker

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Personally appeared before me, Blaike Fletcher, a notary public for this county and state, Marcy E. Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8th day of August, 2025.

Blaike Fletcher, Notary Public

My Commission Expires:

03-24-2028

BLAIKE FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY