Karen Johnson
Batch # 1386406
02/27/2026 08:51:05 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260227-0015538

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Trustee, Debra R. Vincion Revocable Living Trust 303 Belinda Drive Hermitage, TN 37076	Same	114O-A-023.00-000

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, DEBRA R. VINCION, ("Grantor"), does hereby convey and quitclaim unto the Trustee, for the DEBRA R. VINCION REVOCABLE LIVING TRUST u/a/d February 25, 2026 ("Grantee"), its successors, heirs, and assigns, all of Grantors' right, title, and interest in and to the following described real property, to wit:

BEING LOT NO. 250 ON THE PLAN OF HERMITAGE ESTATES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3300, PAGE 70 AND 71, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Debra R. Vincion, by Warranty Deed from Debra R. Vincion, an unmarried woman, and Barbara E. Brooks, an unmarried woman and recorded on November 9, 2011, at Instrument Number 20111109-0087693, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 303 Belinda Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my signature on this 25th day of February 2026.

DEBRA R. VINCION

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, DEBRA R. VINCION, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 25th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 10.20.2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For purposes of Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 25th day of February 2026.

Notary Public

My Commission Expires: 10.20.2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY