This Instrument prepared by:
Keith and Mary Hinkebein
510 2nd Avenue NE
Carmel, Indiana 46032

Karen Johnson Davidson County
Batch# 1399062 DEEDQC
03/30/2026 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260330-0025139

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Keith A. Hinkebein, as Trustee of the Keith A. Hinkebein Revocable Trust U/D/T September 30, 2009 and Mary D. Hinkebein, as Trustee of the Mary D. Hinkebein Revocable Trust U/T/D September 30, 2009, as tenants-in-common (Grantors) on this 15th day of January, 2026, for no consideration, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Joseph Hinkebein and Clara Jane Draper, husband and wife, all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of New Hope Meadows, Phase 1, First Revision, as of record in Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Keith A. Hinkebein, as Trustee of the Keith A. Hinkebein Revocable Trust and Mary D. Hinkebein, or her successors, as Trustee of the Mary D. Hinkebein Revocable Trust, as tenants-in-common, from Keith Hinkebein and Mary Hinkebein, husband and wife, dated October 3, 2024, recorded on October 16, 2024, of record in Instrument No. 20241016-0080171, and further being the property conveyed to Keith Hinkebein and Mary Hinkebein, husband and wife, from C&C Residential Properties Inc., a Texas Corporation, dated April 29, 2016, recorded May 4, 2016, of record in Instrument No. 20160504-0043909, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to C&C Residential Properties, Inc., a Texas corporation by Warranty Deed from Kevin K. Sullivan, joined by Donna Sullivan, his wife, dated March 11, 2016, recorded March 17, 2016, of record in Instrument No. 20160317-0025424, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Kevin K. Sullivan by Quitclaim Deed from Laura M. Deer, a single person and Kevin K. Sullivan, a married person, dated June 11, 2014, recorded June 17, 2014, of record in Instrument No. 20140617-0052887, said Register's Office, and further, being the same property conveyed to Kevin Sullivan and Laura Deer by Warranty Deed from Joanne M. Duke, unmarried, dated July 17, 2006, recorded July 19, 2006, of record in Instrument No. 20060719-0087062, said Register's Office.

This is an improved property located at 4217 New Hope Meadow Road, Hermitage, Tennessee 37076.

IN TESTIMONY WHEREOF we have hereunto set our hand(s) on this 15th day of January, 2026.

Keith Hinkebein, Trustee of the
Keith A. Hinkebein Revocable Trust U/D/T
September 30, 2009, Grantor

Mary Hinkebein, Trustee of the
Mary D. Hinkebein Revocable Trust U/T/D
September 30, 2009, Grantor

STATE OF INDIANA)
)SS:
COUNTY OF Hamilton)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Keith Hinkebein and Mary Hinkebein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal this 15th day of January, 2026.

MEGAN M. MCFEARIN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0715899
My Commission Expires Sep 19, 2026

Signature of Notary Public

Printed Name of Notary Public (SEAL)
County of Residence
Commission Expiration
Commission Number

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the fair market value of property is $ 0 .

Keith Hinkebein, Affiant

Mary Hinkebein, Affiant

STATE OF INDIANA)
)SS:
COUNTY OF Hamilton)

Subscribed and sworn before me this the 15th day of January, 2026.

MEGAN M. MCFEARIN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0715899
My Commission Expires Sep 19, 2026

Signature of Notary Public

Printed Name of Notary Public (SEAL)
County of Residence
Commission Expiration
Commission Number

The following information is not a part of this Deed:

Property Address:	4217 New Hope Meadow Road Hermitage, Tennessee 37076
Owner's Name and Address	Jospeh Hinkebein and Clara Jane Draper 4217 New Hope Meadow Road Hermitage, Tennessee 37076
Parcel Number	87-2-73.00
Mail Tax Bills to:	Jospeh Hinkebein and Clara Jane Draper 4217 New Hope Meadow Road Hermitage, Tennessee 37076

CERTIFICATE OF AUTHENTICITY

I, Megan M. McFearin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 15, 2026.

Megan M. McFearin

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Megan M. McFearin, who acknowledged the execution of the foregoing Certificate of Authenticity and delivered said instrument as her free and voluntary act, for the uses and purposes set forth therein.

WITNESS My hand and Notarial Seal this 5th day of February, 2026.

NOTARY PUBLIC SEAL STATE OF INDIANA
AMY M. HOISETH
Hamilton County
Commission #NP0661249
My Commission Expires Jan. 29, 2031

Signature of Notary Public

Printed Name of Notary Public (SEAL)
County of Residence
Commission Expiration
Commission Number