Karen Johnson
Batch # 1438105
06/25/2026 09:47:44 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260625-0057347

PREPARED BY:

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Karen and Thomas Holmes Revocable Living Trust u/a/d February 14, 2025 2662 Union Hill Road Joelton, TN 37080	Same	01500031800 01500014700

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, Trustee for the KAREN AND THOMAS HOLMES REVOCABLE LIVING TRUST u/a/d February 14, 2025, do hereby convey and quitclaim unto to the Trustee, for the KAREN AND THOMAS HOLMES REVOCABLE LIVING TRUST u/a/d February 14, 2025 ("Grantee"), its successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

BEING all of Lot No. 10 as shown on the Plat of the Holmes Subdivision, of record at Instrument Number 20051212-0149288, in the Register's Office for Davidson County, Tennessee, and recorded on December 12, 2005, to which plat reference is hereby made for a more complete description of the property.

BEING the combined tract created by the combining and merger of the following parcels:

TRACT 1

Lot 10 on the Plan of Homestead Acres, Plat Book 3842, Page 213, Register's Office for Davidson County, Tennessee, with property described in Deed Book 6972, Page 132, Register's Office, Davidson County, Tennessee.

TRACT 2

BEGINNING at a concrete monument in the northerly margin of Union Hill Road, said monument being the southeast corner of Lot No. 10 of Homestead Acres Subdivision of record in Plat Book 3842, Page 213 of the Register's Office of Davidson County, Tennessee;

THENCE, with eh northerly margin of Union Hill Road, South 43 degrees 24 minutes West, 80.0 feet toa n iron pin in a drainage creek;

THENCE, North 63 degrees 53 minutes 50 seconds West, 516.27 feet to a concrete monument at the southeast corner of Lot No. 1 of said Homestead Acres;

THENCE, along the southerly boundary of Lot No. 10 of Homestead Acres, South 86 degrees 40 minutes East, 362.76 feet to a concrete monument;

THENCE, south 46 degrees 36 minutes East, 215.30 feet to the point of beginning containing 1.03 acres, more or less.

The above descripted property shall constitute a single tract as shown on the referenced plat of combination is being conveyed as one parcel.

Being the same property conveyed to the Karen and Thomas Holmes Revocable Living Trust u/a/d February 14, 2025, by quitclaim deeds from Thomas C. Holmes and Karen S. Holmes, of record at Instrument Number 20250221-0012823, in the Register's Office for Davidson County, Tennessee, and recorded on February 21, 2025, and at Instrument Number 20250221-0012824, in the Register's Office for Davidson County, Tennessee, and recorded on February 21, 2025.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property known as 2662 Union Hill Road, Joelton, TN 37080.

IN WITNESS WHEREOF, I have hereunto set my signature on this 22nd day of June 2026.

Thomas Holmes
THOMAS HOLMES, as Co-Trustee for the Karen and Thomas Holmes Revocable Living Trust

Karen Holmes
KAREN HOLMES, as Co-Trustee for the Karen and Thomas Holmes Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, THOMAS HOLMES, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Co-Trustee for the Karen and Thomas Holmes Revocable Living Trust, and that he as Co-Trustee being authorized to do so, executed the forgoing instrument for the purposes therein contained.

WITNESS my hand, this 22 day of June, 2026.

R. L. HUTCHISON
NOTARY PUBLIC
My Commission Expires: 9.18.2029

R. L. HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, KAREN HOLMES, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Co-Trustee for the Karen and Thomas Holmes Revocable Living Trust, and that she as Co-Trustee being authorized to do so, executed the forgoing instrument for the purposes therein contained.

WITNESS my hand, this 22 day of June, 2026.

R. L. HUTCHISON
NOTARY PUBLIC
My Commission Expires: 9.18.2029

R. L. HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Affiant

Sworn to and subscribed before me
this 22 day of June, 2026.

Notary Public

My Commission Expires: 9-18-2029

R. L. HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER