Karen Johnson Davidson County
Batch# 1467749 DEEDQC
09/03/2026 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081734

Address of New Owner	Map – Parcel Numbers	Send Tax Bills To:
The Janice Marie Sircy Revocable Living Trust Janice Marie Sircy, Trustee 145 Cumberland Trace Nashville, TN 37214	138, Parcel 052.02	The Janice Marie Sircy Revocable Living Trust Janice Marie Sircy, Trustee 145 Cumberland Trace Nashville, TN 37214
This instrument prepared by: Freeman & Bracey, PLC 885 Conference Drive, Ste. 500 Goodlettsville, Tennessee 37072 (615) 859-1328		
Property Address: 2171 Hoover Road Duck River, Tennessee		

QUITCLAIM DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

Janice Sircy, a single woman

TO:

THE JANICE MARIE SIRCY REVOCABLE LIVING TRUST, dated August 31st, 2026

THIS QUITCLAIM DEED OF REALTY, executed as of the 1st day of September, 2026, by Grantor, **JANICE MARIE SIRCY, a single woman**, to Grantee, **JANICE MARIE SIRCY, Settlor and Trustee of THE JANICE MARIE SIRCY REVOCABLE LIVING TRUST, DATED August 31st, 2026,**

Witnesseth:

The Grantor does hereby quitclaim and convey unto Grantee, all of the Grantor's right, title and interest in and to certain real property situated in Hickman County, Tennessee, to wit:

Tax ID#: Map 138, Parcel 052.02

Land in Davidson County, Tennessee, being Unit No. 145 as shown on the Plan of Cumberland Trace of record in Plat Book 5200, Page 700 and Book 5200, page 724 in the Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, 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 to Janice M. Sircy, a single woman by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust dated December 6, 2021, recorded on December 29, 2021 at Instrument No. 20211229-0171399 in the Register's Office for Davidson County, Tennessee. The said Janice Sircy and Janice Marie Sircy are one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F) as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

IN WITNESS WHEREOF, Grantor has executed this deed as of this the 1st day of September, 2026.

JANICE MARIE SIRCY,
Grantor

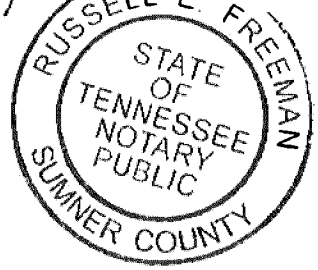
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JANICE MARIE SIRCY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 1 day of September, 2026.

My Commission Expires: 11/26/2028.

Notary Public



CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 9/1/26 [DATE].

AFFIANT SIGNATURE

9/1/26

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 1st day of Sept., 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

