THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Terry Seals, Trustee
100 Placid Grove Lane #503
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
052 16 0 068.00

Quitclaim Deed to Trustee

Grantor: Montye C. Seals (a widow)
Grantee: Terry Seals, Trustee of the Irrevocable Trust of Montye C. Seals, dated July 11, 2018

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Hal Swann, Jr., Surveyor, dated October 25, 1961, as follows: BEGINNING at a concrete monument in the southerly margin of Berwick Trial, at the northeasterly corner of Lot No. 10, Marlin Meadows, Section V, as of record in Book 2133, page 42, thence along the margin of Berwick Trail, South 45° 06' east 8.54 feet to another concrete monument; continuing with the margin of Berwick Trail, South 46° 31' East 241.80 feet to a concrete monument at the northwest corner of Lot No. 58B, Marlin Meadows, Section IV, plan of which is of record in Book 2330, page 113, thence South 43°23' West 880 feet to a concrete monument on the bank of the Cumberland River; thence continuing in the same direction 70 feet more or less to the low water mark of the Cumberland River, as established by Coffer Dam; thence along said Coffer Dam, northwesterly to a point opposite and at the southwest corner of Lot No. 10, Marlin Meadows, Section V, above referred to; thence with the line of the same, passing an iron stake, at 100 feet, north 43° 27' East 855.5 feet more or less to the point of beginning, and containing 5 acres, more or less. Being property conveyed as hereinabove set out.

Being the same property conveyed to Montye C. Seals by deed from B.J. Seals, of record in Instrument No. 20180416-0035733, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1220 Berwick Trail, Madison TN 37115.

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

Montye C Seals
Montye C. Seals, Grantor

Bill Garrett Davidson County
Batch# 124839 **DEEDQC**
08/06/2018 11:25:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20180806-0076964

State of Tennessee
County of Sumner

On July 11, 2018, personally appeared before me, Montye C. Seals, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Terry Seals, Trustee
Grantee

Sworn to and subscribed before me on July 11, 2018.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER