Karen Johnson Davidson County
Batch# 189879 DEEDQC
01/30/2019 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190130-0008944

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
Jennifer Howard, Trustee
23 Columbus Dr.
South Huntington, NY 11746

Send Tax Bills To
Same

Map-Parcel No.
096 09 0 034.00

Quitclaim Deed to Trustee

Grantor: Betty Jean Howard (unmarried)
Grantee: Jennifer Howard, Trustee of the Irrevocable Trust of Betty Howard, dated January 17, 2019

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:

BEING Lot No. 19 on the Plan of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County.

SAID Lot No. 19 fronts 96 feet on the northerly side of Emery Drive and runs back between lines measuring 183.9 feet on the westerly line and 156.6 feet on the easterly line to a dead line measuring 98.8 feet thereon.

Being the same property conveyed to Lewis Howard and wife, Betty Jean Howard, by deed from Anthony Hail, unmarried, of record in Book 2296, Page 93, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 2144, page 517, Register's Office for said County.

This is improved property, known as: 2712 Emery Dr., Nashville, TN 37214.

Betty Jean Howard, Betty J. Howard and Betty Howard are one and the same person.

Lewis Howard and Betty Howard were married in Nashville, Tennessee on April 3, 1948. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Lewis Howard in Davidson County, TN, on July 20, 2011; and Betty Howard conveys as surviving tenant by the entirety.

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

Betty Jean Howard by J. Howard POA
Betty Jean Howard by Jennifer Howard as Attorney in Fact
Grantor

State of New York
County of Suffolk

~~State of Tennessee~~
~~County of Sumner~~

On January 17, 2019, before me personally appeared Jennifer Howard, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Betty Howard, and who acknowledged that she executed the same as attorney-in-fact for Betty Howard.

Notary Public

BONNIE L KUJAN
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01KU4987285

My commission expires: COMM. EXP. 10/7/21

* *

State of New York
County of Suffolk

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

Jennifer Howard, Trustee
Grantee

Sworn to and subscribed before me on January 17, 2019.

Notary Public

My commission expires: _____

BONNIE L KUJAN
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01KU4987285
COMM. EXP. 10/7/21

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 7/24/19

