Karen Johnson Davidson County
Batch# 195697 DEEDQC
02/15/2019 09:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190215-0014165

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	**Send Tax Bills To**	**Map-Parcel No.**
Eveline B. Johnson 922 Dalebrook Lane Nashville, TN 37206	Nancy Pedigo 133 Meadowvue Dr. Hendersonville, TN 37075	083 08 0 034.00

Quitclaim Deed by Trustee

Grantor: Nancy Pedigo, Trustee under the Revocable Trust Agreement of Eveline B. Johnson, dated April 28, 2015
Grantee: Eveline B. Johnson

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 238 on the Plan of Eastland Acres, Section 6, as of record in book 2330, page 129, Register's Office for said County.

SAID Lot No. 238 fronts 81.6 feet on the northwesterly side of Dalebrook Lane and extends back 155.5 feet on the northeasterly line and 324.4 feet on the southwesterly line to a dead line, measuring 190 feet thereon.

Being the same property conveyed to Nancy Pedigo, Trustee under the Revocable Trust Agreement of Eveline B. Johnson, dated April 28, 2015, by deed from Eveline B. Johnson, a widow, of record in Instrument No. 20150511-0043150, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 922 Dalebrook Lane, Nashville, TN 37206.

This conveyance is made subject to an easement in favor of United States of America and Tennessee Valley Authority for electric power transmission lines, telephone or telegraph lines, towers, poles and necessary appurtenances, as set out in deed from United States of America to H. B. Griggin, of record in Book 1298, page 658, Register's Office for Davidson County, Tennessee.

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

Nancy Pedigo

Nancy Pedigo, Trustee
Grantor

State of Tennessee
County of Sumner

On February 4, 2019, before me appeared Nancy Pedigo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee under the Revocable Trust Agreement of Eveline B. Johnson, dated April 28, 2015, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

Barbara Boone McGinnis
Notary Public

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My commission expires: 6/18/2019

* *

State of Tennessee
County of Sumner

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

Eveline B. Johnson by Nancy Pedigo, AIF
Eveline B. Johnson by Nancy Pedigo as Attorney in Fact, Grantee

Sworn to and subscribed before me on February 4, 2019.

Barbara Boone McGinnis
Notary Public

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My commission expires: 6/18/2019

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, Debra King, 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.

Debra Y. King
Notary's Signature
My Commission Expires: May 25, 2022

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