Karen Johnson Davidson County
Batch# 196195 DEEDQC
02/19/2019 09:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190219-0014618

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
Nancy Pedigo, Trustee
133 Meadowvue Dr.
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
083 08 0 034.00

Quitclaim Deed to Trustee

Grantor: Eveline B. Johnson (unmarried)
Grantee: Nancy Pedigo, Trustee of the Irrevocable Trust of Eveline B. Johnson, dated January 29, 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 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 Eveline B. Johnson by deed from Nancy Pedigo, Trustee under the Revocable Trust Agreement of Eveline B. Johnson, dated April 28, 2015, of record in Instrument No.: 20190215-0014165, 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.

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

State of Tennessee
County of Sumner

On February 4, 2019, before me personally appeared Nancy Pedigo, 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 Eveline B. Johnson, and who acknowledged that she executed the same as attorney-in-fact for Eveline B. Johnson.

Barbara Boone McGinnis
Notary Public

My commission expires: 6/18/2019

BARBARA BOONE MCGINNIS 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.

Nancy Pedigo
Nancy Pedigo, Trustee
Grantee

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

Barbara Boone McGinnis
Notary Public

My commission expires: 6/18/2019

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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 G King
Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER