Karen Johnson Davidson County
Batch# 205064 DEEDWARR
03/13/2019 08:41:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190313-0022800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRUSTEE DEED

THIS INDENTURE MADE and entered into this the 8th day of March, 2019, by and between MARJORIE FOSTER , as Trustee of the Joe A. Johns Revocable Real Estate Trust, hereinafter referred to as Grantor and MARJORIE FOSTER, hereinafter referred to as Grantee.

WHEREAS, on January 14, 2019, at the death of Joe A. Johns, Marjorie Foster became the Trustee of the Joe A. Johns Revocable Real Estate Trust;

WHEREAS, Joe A. John Revocable Real Estate Trust is terminated and the Trustee is directed to distribute the assets of the trust to Marjorie Foster;

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, **the receipt of which is hereby acknowledged, for a nominal consideration for the purpose of perfecting the title to the real estate described below,** has this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, all of it's right, title and interest in all that certain real estate situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 452 on the Plan of Cauldwell Hall, Section 6, of record in plat Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe A. Johns Revocable Real Estate Trust by Quit Claim Deed from Joe A. Johns of record in Instrument number 20050818-0098758, Register's Office for Davidson County, Tennessee.

SUBJECT TO RESTRICTIONS OF RECORDS.

SOURCE OF TITLE: Instrument number 20050818-0098758

TAX PARCEL NO.: Map 147-1, Parcel 40

NO TITLE OPINION WAS REQUESTED AND NONE WAS PERFORMED. LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

TO HAVE AND TO HOLD the same together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto affixed her name and seal on this the day and year first above written.

Marjorie Foster
MARJORIE FOSTER, as Trustee of the Joe A. Johns Revocable Real Estate Trust

STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that, MARJORIE FOSTER, as Trustee of the Joe A. Johns Revocable Real Estate Trust, whose name is signed to the foregoing conveyance, who is known to me and acknowledged before me on this day, that, being informed of the contents of said conveyance, she, on behalf of said Trust, voluntarily executed the same on the day the same bears date.

THIS the 8TH day of March, 2019.

Maia A Niemann (SEAL)
Notary Public
My Commission Expires: 11/19/2019

THIS INSTRUMENT WAS PREPARED BY:
Maia A. Niemann
Hinson & Hinson, P.C.
4010 Pepperwood Drive SW
Huntsville, Alabama 35801
(256)382-5863

I hereby swear of affirm that the actual consideration for this transfer of the property transferred, whichever is greater is $-0- (transfer by a trustee pursuant to a testamentary devise by the grantor), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Marjorie Foster
Affiant

Sworn to and subscribed before me on 8TH day of March, 2019.

Maia A Niemann
Notary Public
My Commission Expires: 11/19/2019

Mailing after recording:
Marjorie Foster, Trustee
c/o Cynthia Doubet
7115 Heathrow Drive
Huntsville, AL 35802

Send Tax Bills To: Same