Karen Johnson Davidson County
Batch# 251269 DEEDQC
07/02/2019 08:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190702-0064118

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
Peggy Washer, Trustee
207 Swift Dr.
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel
009 00 0 064.00

Quitclaim Deed to Trustee

Grantor: Mary L. Keaton (unmarried)
Grantee: Peggy Washer, Trustee of the Irrevocable Trust of Mary Louise Keaton, dated June 14, 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:

LAND in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carnery, dated February 4, 1957, as follows:

BEGINNING at a point in the center line of Cotton Patch Road, said point being the southwest corner of this tract and the southeast corner of the Baxter Property; thence North 4° East 582 feet to a point; thence South 87° East 360 feet to a point; thence South 4° West 640 feet to a point in the center line of Cotton Patch Road; thence northerly along the center line of Cotton Patch Road 363 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Mary L. Keaton by deed from husband, Carl M. Keaton, of record in Instrument No. 20171002-0100828, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 8010 Ridewood Road, Goodlettsville, TN 37072.

Mary L. Keaton and Mary Louise Keaton is one and the same person.

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

Mary L. Keaton

Mary L. Keaton, Grantor

State of Tennessee
County of Sumner

On June 14, 2019, personally appeared before me, Mary L. Keaton, 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.

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

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.

* Peggy Washer

Peggy Washer, Trustee
Grantee

Sworn to and subscribed before me on June 14, 2019.

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

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 King

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

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