Karen Johnson Davidson County
Batch# 288820 DEEDQC
09/20/2019 11:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190920-0095753

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
Wanda S. Brown
561 Roxanne Dr.
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel No.
162 10 0 113.00

Quitclaim Deed by Trustee

Grantor: Wanda S. Brown, Trustee under the Irrevocable Trust Agreement of Wanda S. Brown, dated October 19, 2018
Grantee: Wanda S. Brown

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 Davidson County, Tennessee, being Lot No. 113 on the plan of Brookview Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County.

SAID Lot No. 113, which is a corner lot, fronts 57.68 feet on the southeasterly margin of Roxanne Drive and fronts 53.29 feet on the southwesterly margin of Roxanne Court said frontages being joined by a curve having a length of 36.66 feet, and extends back 90.28 feet on the southeasterly line and 147.08 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Wanda S. Brown, Trustee under the Irrevocable Trust Agreement of Wanda S. Brown, dated October 19, 2018, by deed from Katherine Johnson, unmarried, of record in Instrument No. 20181206-0119036, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 561 Roxanne Drive, Antioch, TN 37013.

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

Wanda S. Brown

Wanda S. Brown, Trustee
Grantor

State of Tennessee
County of Sumner

On September 20, 2019, before me appeared Wanda S. Brown, 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 Wanda S. Brown, dated October 19, 2018, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My commission expires: 5/25/22

* *

State of Tennessee
County of Sumner

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

Wanda S. Brown
Wanda S. Brown, Grantee

Sworn to and subscribed before me on September 20, 2019.

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My commission expires: 5/25/22

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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Joshua Bey, 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.

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature
My Commission Expires: 5/25/22