Karen Johnson Davidson County
Batch# 340136 DEEDQC
01/08/2020 08:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200108-0002380

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**
Carolyn Riddle, Trustee
126 Country Hills Dr.
Hendersonville, TN 37075

**Send Tax Bills To**
Same

**Map-Parcel No.**
071 11 0 076.00

## Quitclaim Deed to Trustee

Grantor: Frances Earlene Johnson (unmarried)
Grantee: Carolyn Riddle, Trustee of the Irrevocable Trust of Frances Earlene Johnson, dated December 12, 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 the easterly 600 feet of the westerly 220 feet of Lot No. 3 on the Map of the Subdivision of Lot No. 6 of the William White Heriots Property, as of record in Book 332, page 78, Register's Office, for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 60 feet on the northerly side of Edith Street and runs back between parallel lines, 177 feet more or less, to the southerly line of Lot No. 2 on said plan.

Being the same property conveyed to Frances Earlene Johnson by deed from Edgar Cordell Johnson, of record in Instrument No. 20061117-0142674, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 301 Edith Ave., Nashville, TN 37207.

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

Frances Earlene Johnson by Carolyn Riddle AIF
Frances Earlene Johnson by Carolyn Riddle as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On December 12, 2019, before me personally appeared Carolyn Riddle, 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 Frances Earlene Johnson, and who acknowledged that she executed the same as attorney-in-fact for Frances Earlene Johnson.

Barbara Boone McGinnis
Notary Public

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 5/23/2023

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State of Tennessee
County of Sumner

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

Carolyn Riddle

Carolyn Riddle, Trustee
Grantee

Sworn to and subscribed before me on December 12, 2019

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2021

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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**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