Karen Johnson Davidson County
Batch# 373153 DEEDQC
03/17/2020 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200317-0029176

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
Nathan L. Bass, Trustee
3176 Stark Street
Greenbrier, TN 37073

Send Tax Bills To
Same

Map-Parcel
015 14 0 006.00

Quitclaim Deed to Trustee

Grantor: Delores Gayle Sherrill (unmarried)
Grantee: Nathan L. Bass, Trustee of the Irrevocable Trust of Dolores Gayle Sherrill, dated March 13, 2020

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. 6 on the Plan of Joelton Heights Section I, of Record in Book 3600, page 95, Register's Office, Davidson County, Tennessee.

SAID Lot 6 fronts 164.7 feet along the curving southeasterly margin of Union Hill Road and extends back 436.3 feet on the northeasterly line and 403.5 feet on the southwesterly side to a broken line at the rear measuring 110 feet thereon.

Being the same property conveyed to Delores Gayle Sherrill by Last Will and Testament from James Radford Sherrill, Jr., of record in Instrument No. 20040412-0040711 and of record in Book 4063, Page 356, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to Restrictive Covenants of record in Book 3875, page 231, and the Plan of Record in Book 3600, page 95 said Register's Office, shows an owner's certificate, a 75-foot minimum building setback line from Union Hill Road and a 10-foot easement for public utility and drainage purposes along the northeasterly side and rear lines of said lot. And a utility anchor easement located on the northwesterly and southwesterly corners of said lot.

This is improved property, known as: 3127 Union Hill Road, Joelton, TN 37080.

Delores Gayle Sherrill and Dolores Gayle Sherrill is one and the same person.

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

Dolores Gayle Sherrill Kristi L Bass
Dolores Gayle Sherrill by Kristi L. Bass as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On March 13, 2020, before me personally appeared Kristi L. Bass, 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 Dolores Gayle Sherrill, and who acknowledged that she executed the same as attorney-in-fact for Dolores Gayle Sherrill.

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.

Nathan L. Bass, Trustee
Grantee

Sworn to and subscribed before me on March 13, 2020.

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 affirm 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

On March 13, 2020, before me personally appeared Chelle Guidry, 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 McGregor

Notary Public

My commission expires: 5/23/2023

