Karen Johnson Davidson County
Batch# 427342 DEEDQC
06/26/2020 04:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200626-0069697

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Terry Seals	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 100 Placid Grove Lane Unit 503	(STREET ADDRESS)	043 06 0 144.00
(CITY) Goodlettsville (STATE) TN (ZIP) 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Terry Seals, Trustee of the Irrevocable Trust of Montye C. Seals, dated July 11, 2018,** Grantor, does hereby quitclaim and convey unto **Terry Seals, unmarried** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson county, Tennessee, being Lot No. 28 on the Plan of Fairview, Section II, of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 28 fronts 77 feet on the Westerly side of May Drive and runs back 167.1 feet on the north line and 98.5 feet on the south side to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Terry Seals, Trustee of the Irrevocable Trust of Montye C. Seals by Quitclaim Deed of record in Instrument No. 201808060076965, Register's Office for Davidson County, Tennessee.

This is improved property known as: 517 May Drive, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 24th day of June, 2020.

Affiant

My commission expires: 6/22/2021 (Affix Seal)

Notary Public

Witness my hand this 24th day of June, 2020.

Terry Seals, Trustee

Terry Seals, Trustee

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Seals, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee**, of the Irrevocable Trust of Montye C. Seals, dated July 1, 2015**, within named bargainor, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of **the Irrevocable Trust of Montye C. Seals, dated July 11, 2018**, as Trustee.

Witness my hand and official seal, at office in Goodlettsville, Tennessee, this 24th day of June, 2020.

Notary Public

My commission expires: 6/22/2021

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or 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, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY