Karen Johnson Davidson County
Batch# 427342 DEEDQC
06/26/2020 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200626-0069698

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) Tracey Seals, Terry Seals, Joey Seals and Shannon Seals	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 100 Placid Grove Lane Unit 503	(STREET ADDRESS)	052 16 0 068.00
(CITY) (STATE) (ZIP) Goodlettsville TN 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 **Tracey Seals, a 1/3 undivided interest, Terry Seals, a 1/3 undivided interest and Joey Seals and Shannon Seals, husband and wife, a 1/3 undivided interest** 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 the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Hal Swann, Jr., Surveyor, dated October 25, 1961, as follows:
BEGINNING at a concrete monument in the southerly margin of Berwick Trail, at the northeasterly corner of Lot No. 10, Marlin Meadows, Section V, as of record in Book 2133, Page 42, thence along the margin of Berwick Trail, South 45 degrees 06' east 8.54 feet to another concrete monument; continuing with the margin of Berwick Trail, South 46 degrees 31' East 241.80 feet to a concrete monument at the northwest corner of Lot No. 58B, Marlin Meadows, Section IV, plan of which is of record in Book 2330, Page 113, thence South 43 degrees 23' West 880 feet to a concrete monument on the bank of the Cumberland River; thence continuing in the same direction 70 feet more or less to the low water mark of the Cumberland River, as established by Coffer Dam; thence along said Coffer Dam, northwesterly to a point opposite and at the southwest corner of lot No. 10, Marlin Meadows, Section V, above referred to; thence with the line of the same, passing an iron stake, at 100 feet, north 43 degrees 27' East 855.5 feet more or less to the point of beginning, and containing 5 acres, more or less.

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. 201808060076964, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1220 Berwick Trail, 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

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

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

Terry Seals, Trustee
Terry Seals, Trustee

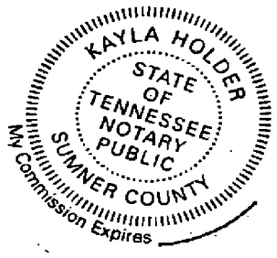
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 11, 2018** , 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.

Kayla Holder
Notary Public

My commission expires: 6/22/2021



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)

