Karen Johnson Davidson County
Batch# 456519 DEEDQC
08/13/2020 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200813-0090785

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Bonnie Ramsey, et al
303 Loretta Drive
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
Map 106-14
Group
Parcel 159

Quitclaim Deed by Trustee

Grantor: Wayne Ramsey, Trustee of the Ruth B. Cook Special Needs Trust
Grantee: Vickie (Slater) Burgener, Brenda Knalls, Karen Bell, Bonnie Ramsey, Janet Jones, as tenants in common

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. 12 on the Revised Plat of Lots 10, 11, and 12, Commercial Park South, of record in Book 5060, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wayne Ramsey, Trustee of the Ruth B. Cook Special Needs Trust, by deed from Wayne Ramsey, Executor of the Estate of George C. Cook, deceased, Probate Court of Robertson County, Tennessee, Case No. CH17-CV-292 of record in Instrument 20170731-0077387, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 125 Lyle Lane, Nashville, Tennessee 37210.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF §6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Wayne Ramsey

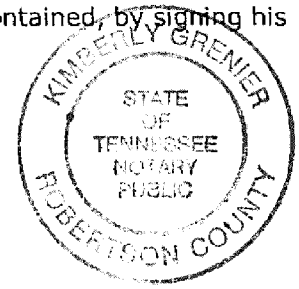
Wayne Ramsey, Trustee
Grantor

State of Tennessee
County of Robertson

On August 6th, 2020, before me personally appeared Wayne Ramsey, 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 himself to be the Trustee of the Ruth B. Cook Special Needs Trust, for the purpose therein contained, by signing his name as Trustee.

Kimberly Grenier
Notary Public

My commission expires: July 24, 2024



* *

State of Tennessee
County of Robertson

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

Bonnie Ramsey
Bonnie Ramsey, Grantee

Sworn to and subscribed before me on August 6th, 2020.

Kimberly Grenier
Notary Public

My commission expires: July 24, 2024



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, Jennifer Dismukes Berkon, 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.

Notary's Signature
My Commission Expires: 12/19/2023

