Karen Johnson Davidson County
Batch# 466496 DEEDQC
08/31/2020 08:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200831-0098142

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Gail Ackerman, Trustee 405 Charlesgate Court Nashville, TN 37215	same	117 09 0C 019.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Gail Ackerman (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Gail Ackerman, Trustee, and her successors in trust, of the Gail Ackerman Trust dated June 29, 2020 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 19, Plan of Burlington, as shown on plat of record in Plat Book 5200, Pages 403-406, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Ackerman, Jr. and Gail Ackerman, husband and wife, by Warranty Deed from Colin Willis and wife, Hazel Thornton, of record at Instrument No. 20190913-0092750, Register's Office for Davidson County, Tennessee. The said Paul Ackerman, Jr. died on January 14, 2020, and his interest in said property vested in Gail Ackerman, his surviving spouse.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including the following:

Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burlington, as recorded in Plat Book 5200, Page(s) 403-406.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5863, Page 796, amended in Book 6046, Page 134.

Easement for sanitary sewers, recorded in Book 3401, Page 545.

Charter for Burlington Homeowners' Association, Inc. of record in Book 6018, Page 349.

This is improved property located at 405 Charlesgate Court, Nashville Tennessee 37215.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28th day of August, 2020.

Gail H. Ackerman

Gail Ackerman, Grantor

[Grantor Notary Acknowledgement on Next Page]

Quitclaim Deed – 405 Charlesgate Court, Nashville
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gail Ackerman, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of August, 2020.

Notary Public

My Commission Expires: 9/7/2021

[Additional Pages Follow]

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

Quitclaim Deed - 405 Charlesgate Court, Nashville
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Gail H. Ackerman
Gail Ackerman, Affiant

[Affiant Notary Acknowledgement on Next Page]

Quitclaim Deed – 405 Charlesgate Court, Nashville
Affiant Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

Subscribed and sworn to before me this 28th day of August, 2020.

Notary Public

My Commission Expires: 9/17/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 17, 2021
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of August, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

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