Karen Johnson Davidson County
Batch# 484711 DEEDQC
09/28/2020 02:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200928-0111478

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
Sean W. Norton and
Sara A. Norton, Trustees
6912 Shelley Trail
Nashville, TN 37211

Send Tax Bills To
Same

Map-Parcel No.
172 11 0B 017.00

Quitclaim Deed to Trustee

Grantor: Kenna P. Niles (unmarried)
Grantee: Sean W. Norton and Sara A. Norton, Trustees, or their successors in interest, of the Norton Revocable Living Trust dated March 10, 2016, and any amendments

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. 17 on the Final Plat of Christiansted Valley Reserve of record in Plat at Instrument No.

Being a portion of the same property conveyed to Kenna P. Niles by deed from Sean W. Norton and Sara A. Norton, Trustees, or their successors in interest, of the Norton Revocable Living Trust dated march 10, 2016, and any amendments, of record in Instrument No. 20191126-0122353, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 6912 Shelley Trail, Nashville, TN 37211.

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.

Kenna P. Niles
Kenna P. Niles, Grantor

State of Tennessee
County of Davidson

On September 17, 2020, before me personally appeared Kenna P. Niles, 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.

April Guidry
Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

* *

State of Tennessee
County of Davidson

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

Sean Norton, trustee
Sean W. Norton, Trustee
Grantee

Sworn to and subscribed before me on September 17, 2020.

April Guidry
Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

* *

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 September 28, 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.

Catherine L. Danton
Notary Public
My commission expires: 5/25/20

CATHERINE L. DANTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER