Karen Johnson Davidson County
Batch# 491618 DEEDQC
10/07/2020 02:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201007-0116579

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	**Send Tax Bills To**	**Map-Parcel No.**
Sara Hughes, Trustee 949 Norwalk Dr. Nashville, TN 37214	Same	108 04 0 156.00

Quitclaim Deed by Trustee

Grantor: Sara Hughes, Successor Trustee of the Revocable Trust of Virginia Hughes, dated September 25, 2018
Grantee: Sara Hughes, Trustee of the Irrevocable Trust of Bobbie Hughes, dated September 25, 2018

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:

BEING Lot No. 344, on the Plan of Larchwood, Section 6, of record in Plat Book 6250, Page235, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Hudson, Trustee under the Revocable Trust Agreement of Virginia Hughes, dated September 25, 2018, by deed from Virginia Hughes, of record in Instrument No. 20181008-0099483, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 949 Norwalk Dr., Nashville, TN 37214.

This conveyance is subject to Restrictions of record in Book 6452, Page 163, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6250, Page 235, Said Register's Office.

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.

Sara Hughes, Successor Trustee
Grantor

State of Tennessee
County of Sumner

On October 6, 2020, before me personally appeared Sarah Hughes, 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 herself to be the Successor Trustee under the Revocable Trust Agreement of Virginia Hughes, dated September 25, 2018, for the purpose therein contained, by signing her name as Trustee.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/2023



State of Tennessee
County of Sumner

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

Sara Hughes, Trustee
Grantee

Sworn to and subscribed before me on October 6, 2020.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/2023



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.

Signature

State of Tennessee, County of Sumner

On October 6, 2020, before me personally appeared Chris Johnson, 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.

Pati K Bedwell
Notary Public
My commission expires: 5/23/2023

