Karen Johnson Davidson County
Batch# 514193 DEEDQC
11/10/2020 04:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201110-0132841

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
Brian C. Lane, Trustee
3005 Keeling Avenue
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
072 05 0 098.00

Quitclaim Deed to Trustee

Grantor: Marilyn Elaine Lane (unmarried)
Grantee: Brian C. Lane, Trustee of the Irrevocable Trust of Marilyn E. Lane, dated October 28, 2020

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 part of lots Nos. 51 and 52 on the Map of the Subdivision of the Casper Zophi Place, of record in Book 332, page 167, Register's Office for said County, and called Lot No. 5 on an unrecorded plat made by Ben M. Moore, Surveyor, March 26, 1947, described as follows: BEGINNING on the easterly margin of Keeling Road, 206.3 feet south of the southerly margin of Thomas Street; thence with the easterly margin of Keeling Road, southwardly 45 feet, thence eastwardly 150 feet; thence northwardly 45 feet; thence westwardly 150 feet to the easterly margin of Keeling Road, the point of beginning.

Being the same property re-conveyed to Marilyn Elaine Lane by quitclaim deed from James M. Jones, Trustee, having been quitclaimed and conveyed to James M. Jones, Trustee from Steven Dennis Lane and Marilyn Elaine Lane, of record in Record Book 5323, Page 646, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3005 Keeling Avenue, Nashville, TN 37216.

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.

Marilyn E. Lane
Marilyn Elaine Lane, Grantor

State of Tennessee
County of Sumner

On October 28, 2020, before me personally appeared Marilyn Elaine Lane, 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.

Notary Public

My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

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

Brian C. Lane, Trustee
Grantee

Sworn to and subscribed before me on October 28, 2020.

Notary Public

My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer D. Berkon, 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 28, 2020, before me personally appeared Jennifer D. Berkon, 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.

Notary Public
My commission expires: 04/19/2021

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY