Karen Johnson Davidson County
Batch# 544169 DEEDQC
01/04/2021 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000052

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS, PLLC 100 BLUEGRASS COMMONS BLVD, SUITE 115 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29TH DAY OF DECEMBER, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES: 9/7/2021 EVA MATHIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Charles H. Geny 2015 Irrevocable Trust (NAME)	Same as new owner (NAME)	12904009600
7347 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Ruth Geny**, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Flynn Doyle and Richard A. Johnson, Co-Trustees of The Charles H. Geny 2015 Irrevocable Trust u/a/d October 15, 2015** , hereinafter called "GRANTEE", its successors, heirs and assigns, all of her rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Churchill Subdivision, of record in Book 7900, Page 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Ruth Geny by deed from Churchill Development Corporation, a Tennessee corporation, of record in Book 9518, Page 666, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 304 Churchill Court, Nashville, Tennessee 37205.

WITNESS my/our hands this 29th day of December, 2020.

Mary Ruth Geny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ruth Geny, the bargainor(s), 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 official seal this 29th day of December, 2020.

Notary Public

My Commission Expires: 9/7/2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Deborah Rand, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

