Karen Johnson Davidson County
Batch# 552985 DEEDQC
01/12/2021 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210112-0005553

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
Michael McDerman, Trustee and
Dianne McDerman, Trustee
209 BonnaBrook Dr.
Hermitage, TN 37076

Send Tax Bills To
Same

Map & Parcel
074 16 071.00

Quitclaim Deed to Trustee

Grantor: Michael W. McDerman and wife, Dianne McDerman
Grantee: Dianne McDerman, Trustee of the Revocable Trust of Michael McDerman and Dianne McDerman, dated January 8, 2021

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. 414 on the Plan of Hermitage Hills, Section 5 of record in Plat Book 3300, Page 1, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael W. McDerman and wife, Dianne McDerman, by deed from Jerry L. Carroll and wife, Barbara M. Carroll, of record in Book 9743, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 209 Bonnabrook Dr., Hermitage, TN 37076.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Michael W. McDerman and Michael McDerman is one and the same person.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Michael W. McDerman, Grantor

Dianne McDerman, Grantor

State of Tennessee
County of Sumner

Pursuant to Tennessee Governor Bill Lee's Executive Orders Nos. 26 (April 9, 2020), 37 (May 12, 2020), 52 (June 29, 2020), 61 (Aug. 28, 2020), 64 (Sept. 29, 2020), 66 (October 28, 2020), and 72 (December 22, 2020), on January 8, 2021, before me personally appeared via audio-video conference Michael W. McDerman, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

Pursuant to Tennessee Governor Bill Lee's Executive Orders Nos. 26 (April 9, 2020), 37 (May 12, 2020), 52 (June 29, 2020), 61 (Aug. 28, 2020), 64 (Sept. 29, 2020), 66 (October 28, 2020), and 72 (December 22, 2020), on January 8, 2021, before me personally appeared via audio-video conference Dianne McDerman, with whom I am personally acquainted or who proved to me on the basis of 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: _____

State of Tennessee
County of Sumner

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

Dianne McDerman, Trustee
Grantee

Sworn to and subscribed before me on January 8, 2021.

Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

On January 11, 2021, before me personally appeared Dianne McDerman, with whom I am personally acquainted or who proved to me on the basis of 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

GABRIELLE 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.

Signature

State of Tennessee, County of Sumner

On January 8, 2021, 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.

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER