Karen Johnson Davidson County
Batch# 555996 DEEDQC
01/19/2021 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0007748

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 Owner(s)
Jonathan W. Mire and
Ava C. Mire, Trustee
3931B Baxter Avenue
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
061 15 0 035.00

Quitclaim Deed to Trustee

Grantor: Jonathan W. Mire and wife, Ava C. Mire
Grantee: Jonathan W. Mire and Ava C. Mire, Trustee under the Revocable Trust Agreement of Jonathan W. Mire and Ava C. Mire, dated December 14, 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 the northerly 68.7 feet front and 60.6 feet rear of Lot No. 54 on the Plan of the Subdivision of the Maplewood Home Tract, of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan W. Mire and Ava C. Mire by deed from JAM Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201230-0154657, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3931 Baxter 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.

Jonathan W. Mire, Grantor

Ava C. Mire, 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), and 66 (October 28, 2020), on December 14, 2020, before me personally appeared via audio-video conference Jonathan W. Mire, who is known by me 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.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 8/27/2022

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), and 66 (October 28, 2020), on December 14, 2020, before me personally appeared via audio-video conference Ava C. Mire, who is known by me 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.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 8/27/2022

* *

State of Tennessee
County of Sumner

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

Jonathan W. Mire, Trustee
Grantee

Sworn to and subscribed before me via audio-video conference on December 14, 2020, 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), and 66 (October 28, 2020).

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 8/27/2022

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath 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 18, 2021, before me personally appeared, Chris Johnson, a notary public for this county and state, Chelle Guidry, 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: 5/25/2022

