Karen Johnson Davidson County
Batch# 556887 DEEDQC
01/20/2021 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210120-0008457

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
James B. Carrell et ux
1041 Donoho Drive
Old Hickory, TN 37138

Send Tax Bills To
Same

Map-Parcel No.
053 16 0 288.00

Quitclaim Deed by Trustee

Grantor: James B. Carrell and Vickie D. Carrell, Trustee under the Revocable Trust Agreement of James B. Carrell and Vickie D. Carrell, dated January 9, 2018
Grantee: James B. Carrell and Vickie D. Carrell, as Husband and Wife

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:

LOT Number 23 on the Plat of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, 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 James B. Carrell and Vickie D. Carrell, Trustee under the Irrevocable Trust Agreement of James B. Carrell and Vickie D. Carrell, dated January 9, 2018, by deed from James B. Carrell and Vickie D. Carrell, of record in Instrument No. 20190528-0049886, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1041 Donoho Drive, Old Hickory, TN 37138.

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.

James B. Carrell by Vickie D. Carrell-AIF
James B. Carrell by Vickie D. Carrell as Attorney in Fact
Trustee and Grantor

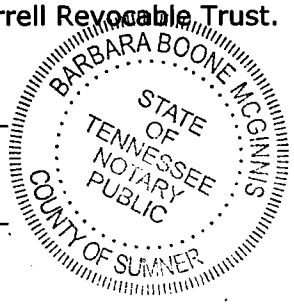
Vickie D. Carrell
Vickie D. Carrell
Trustee and Grantor

State of Tennessee
County of Sumner

On January 19, 2021, personally appeared before me Vickie D. Carrell, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for James B. Carrell, Trustee under the Revocable Trust Agreement of James B. Carrell and Vickie D. Carrell, dated January 9, 2018, and who acknowledged that she executed the same as attorney-in-fact for James B. Carrell, Trustee of the James B. Carrell and Vickie D. Carrell Revocable Trust.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

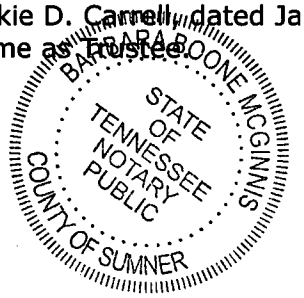


State of Tennessee
County of Sumner

On January 19, 2021, before me personally appeared Vickie D. Carrell, 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 Trustee under the Revocable Trust Agreement of James B. Carrell and Vickie D. Carrell, dated January 9, 2018, for the purpose therein contained, by signing her name as Trustee.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023



* *

State of Tennessee
County of Sumner

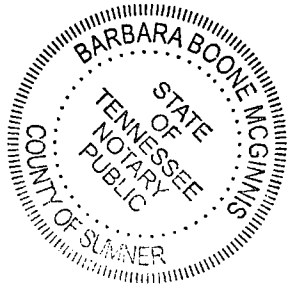
The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

James B. Carrell by Vickie D Carrell- AIF
James B. Carrell, Grantee by Attorney-in-Fact

Sworn to and subscribed before me on January 19, 2021.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023



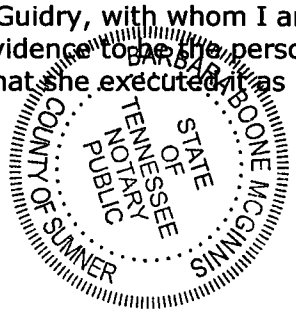
TRUE Copy Certification

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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On January 19, 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.



Barbara Boone McGinnis
Notary Public
My commission expires: 5/23/2023