Karen Johnson Davidson County
Batch# 557700 DEEDQC
01/20/2021 03:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210120-0008868

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
Vickie D. Carrell
1041 Donoho Drive
Old Hickory, TN 37138

Send Tax Bills To
Same

Map-Parcel No.
053 16 0 288.00

Quitclaim Deed from Spouse to Spouse

Grantor: James B. Carrell
Grantee: Vickie D. Carrell

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 by deed from 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, of record in Instrument No. 20210120-0008457, 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
Grantor

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 the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for James B. Carrell, and who acknowledged that she executed the same as attorney-in-fact for James B. Carrell.

Barbara Boone McGinnis
Notary Public

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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.

Vickie D. Carrell

Vickie D. Carrell, Grantee

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

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

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

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER