Karen Johnson Davidson County
Batch# 570600 DEEDQC
02/08/2021 03:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210208-0018089

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
Jerita Sue Farley, Trustee
1325 5th Ave. N. #19
Nashville, TN 37208

Send Tax Bills To
Same

Map-Parcel
082 09 0W 019.00

Quitclaim Deed to Trustee

Grantor: J.S. Farley (unmarried)
Grantee: Jerita Sue Farley, Trustee of the Revocable Trust of JSF, dated December 30, 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 Unit No. 19 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to J.S. Farley by deed from Germantown Commons of Tennessee LLC, a Tennessee limited liability company, of record in Instrument No. 20150810-0079380, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1325 5th Ave. N. 19, Nashville, TN 37208.

J.S. Farley and Jerita Sue Farley is one and the same person.

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 ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

J. S. Farley

J.S. Farley, Grantor

State of Tennessee
County of Sumner

On February 8, 2021, before me personally appeared J.S. Farley, 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

* *

State of Tennessee
County of Sumner

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

Jerita Sue Farley, Trustee
Grantee

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

Notary Public

My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON 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.

Signature

State of Tennessee, County of Sumner

On February 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