Karen Johnson Davidson County
Batch# 582457 DEEDQC
03/03/2021 08:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210303-0027119

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
Betty Sheryl Cook, Trustee
818 Shadowstone Place
Nashville, TN 37220

Send Tax Bills To
Same

Map-Parcel No.
Map 171-3-B
Parcel 168

Quitclaim Deed to Trustee

Grantor: Betty Sheryl Cook (unmarried)
Grantee: Betty Sheryl Cook, Trustee of the Revocable Trust of Betty Sheryl Cook, dated March 1, 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. 28 on the Plan of Townhomes of Fredericksburg, Phase Two, Section 5, as shown on plat of record in Plat Book 9700, page 578, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Betty Sheryl Cook, an unmarried person, by deed from Michael J. Wade, an unmarried person, of record in Instrument No. 20010613-0062268, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 121 Carriage Court, Brentwood, TN 37027

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.

Betty Sheryl Cook

Betty Sheryl Cook, Grantor

State of Tennessee
County of Sumner

On March 1, 2021, before me personally appeared Betty Sheryl Cook, 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.

Jennifer Mukes Berkon

Notary Public

My commission expires: 12/19/2023

JENNIFER D. MUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

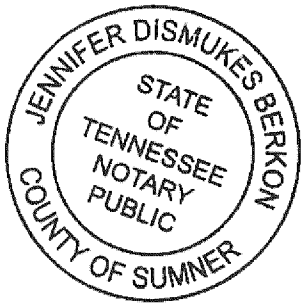
* *

State of Tennessee
County of Sumner

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

Betty Sheryl Cook

Betty Sheryl Cook, Trustee
Grantee



Sworn to and subscribed before me on March 1, 2021.

Jennifer Dismukes Berkon

Notary Public

My commission expires: 12/19/2023

* *

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.

Signature

State of Tennessee, County of Sumner

On March 1, 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.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/19/2023

