Karen Johnson Davidson County
Batch# 592567 DEEDQC
03/16/2021 11:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210316-0034610

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)	**Send Tax Bills To**	**Map-Parcel No.**
Jason Starling, Trustee 2934 Greer Road Goodlettsville, TN 37072	Jason Starling, Trustee 7608 Highway 76 White House, TN 37188	011 00 0 030.00

Quitclaim Deed to Trustee

Grantor: Linda S. Starling
Grantee: Jason Starling, Trustee under the Irrevocable Trust Agreement of Linda Sue Starling, dated March 15, 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:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, State of Tennessee, described as Tract No. 6 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 145, as follows, to-wit:

BEGINNING at an iron pin in the easterly margin of Greer Road, said point being the northwest corner of the property conveyed to Robert L. Hullett, et ux, of record in Deed Book 9800, Page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCT); thence with said margin of said road on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4° 41' 25", a pin, a corner to Tract 5 of said survey; thence with the line of Tract 5, South 82° 22' 03" West 1,320.00 feet to the point of beginning, and containing 5.40 acres, more or less.

Being the same property conveyed to Frank Starling and Linda S. Starling, husband and wife, by deed from Debra Lynn Ryan Mitchell, unmarried, of record in Instrument No. 20150629-0062195, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2934 Greer Road, Goodlettsville, TN 37072.

Linda S. Starling and Linda Sue Starling is one and the same person.

Frank Starling and Linda S. Starling were married in Starke, FL, on July 3, 1964. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Frank Starling in Davidson County, Tennessee, on December 25, 2020; and Linda S. Starling conveys as surviving tenant by the entirety.

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.

Linda S. Starling by [signature], AIF
Linda S. Starling by Jason Starling as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On March 15, 2021, before me personally appeared Jason Starling, 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 Linda S. Starling, and who acknowledged that he executed the same as attorney-in-fact for Linda S. Starling.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING 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.

Jason Starling, Trustee
Grantee

Sworn to and subscribed before me on March 15, 2021.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING 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 March 15, 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: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER