Karen Johnson Davidson County
Batch# 592567 DEEDQC
03/16/2021 11:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210316-0034611

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 104 Dorr Drive Goodlettsville, TN 37072	Jason Starling, Trustee 7608 Highway 76 White House, TN 37188	018 12 0 037

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:

TRACT One:
Situated in Davidson County, Tennessee, being Lot No. 42 on the plan of Connell Estates, Sections Two of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT Two:
Being an 8007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows: BEGINNING at an existing iron pin lying at the Northeast corner of herein described parcel, also being the Northeast corner of said Chuck Crook property, said point further described as being Southeast corner of Lot #42 of Connell Estates, Section II (Plat Book 2900, Page 150), and also lying in the West line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Heights South 6° 16 minutes 32 seconds West distance of 82.00 feet to a set iron pin lying at the Northeast corner of lot #1 of Squires Point Subdivision, Section II (Plat Book 7146, Page 54); thence running with the North line of said Lot #1 North 84° 54 minutes 43 sec West a distance of 195.32 feet to a set pin in the south line of said Connell Estates; thence with the South line of and said Lot #42 North 72° North 72° 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning and containing 8007 square feet according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995. Tract Two has no access or road frontage and contains less then 5 acres and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

Being the same property conveyed to Franklin L. Starling and wife, Linda S. Starling, by deed from HSBC Bank USA, of record in Instrument No. 20060321-0032264, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 104 Dorr Drive, 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.

Debra Y King

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.

[signature]

Jason Starling, Trustee
Grantee

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

Debra Y King

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.

Chelle Guidry

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.

Debra Y King

Notary Public
My commission expires: May 25, 2022

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