Karen Johnson Davidson County
Batch# 654338 DEEDQC
06/10/2021 01:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210610-0078397

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
Loretta Cardarelli, Trustee
106 Burkitt Commons Avenue
Nolensville, TN 37135

Send Tax Bills To
Same

Map-Parcel No.
186-03-0A-
172.00-CO

Quitclaim Deed to Trustee

Grantor: Loretta Cardarelli (unmarried)
Grantee: Loretta Cardarelli, Trustee of the Revocable Trust of Loretta Cardarelli, dated June 8, 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 Lot No. 172 on the Plan of Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loretta Cardarelli by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20191018-0107174, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 106 Burkitt Commons Avenue, Nolensville, TN 37135.

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.

Loretta Cardarelli

Loretta Cardarelli, Grantor

State of Tennessee
County of Sumner

On June 8, 2021, before me personally appeared Loretta Cardarelli, 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: 8/27/2022

CHRIS JOHNSON
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.

Loretta Cardarelli

Loretta Cardarelli, Trustee
Grantee

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

Notary Public

My commission expires: 8/27/2022

CHRIS JOHNSON
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 June 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