Karen Johnson Davidson County
Batch# 663170 DEEDQC
06/23/2021 12:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210623-0084902

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
Helen E.S. Cook
2617 Colbert Dr.
Nashville, TN 37206

Send Tax Bills To
Same

Map-Parcel
084 01 0 084.00

Quitclaim Deed by Trustee

Grantor: Helen E.S. Cook, Trustee under Helen E.S. Cook Revocable Living Trust
Grantee: Helen E.S. Cook

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:

BEING Lot No. 17 on the Plan of Rosebank Court, as of record in Book 3106, Page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 front 80 feet on the southerly side of Colbert Drive and extends back 181.4 feet on the westerly side and 192 feet on the easterly side to a deadline, measuring 80.63 feet thereon.

Being the same property conveyed to Helen E.S. Cook, Trustee under Helen E.S. Cook Revocable Living Trust, by deed from Helen E.S. Cook, a widow, of record in Instrument No. 20010918-0101211, Register's Davidson Office for County, Tennessee.

This is improved property, known as: 2617 Colbert Dr., Nashville, TN 37206.

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 REFORM ACT OF 1986.

Helen (E.S.) Cook

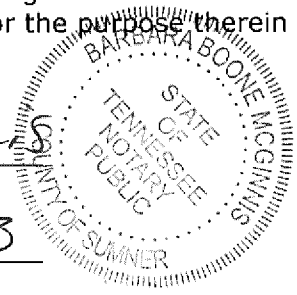
Helen E.S. Cook, Trustee
Grantor

State of Tennessee
County of Sumner

On June 18, 2021, before me personally appeared Helen E.S. 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 herself to be the Trustee under the Revocable Trust Agreement of Helen E.S. Cook, for the purpose therein contained, by signing her name as Trustee.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023



State of Tennessee
County of Sumner

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

Helen (E.S.) Cook
Helen E.S. Cook, Grantee

Sworn to and subscribed before me on June 18, 2021.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023



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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On June 18, 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.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

