Karen Johnson Davidson County
Batch# 663517 DEEDQC
06/24/2021 08:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210624-0085322

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
Amy E. Harrison, Trustee
1000 Brave Hill Rd.
Castalian Springs, TN 37031

Send Tax Bills To
Same

Map-Parcel No.
Map 095
Group 07
Parcel 115.00

Quitclaim Deed to Trustee

Grantor: Georgena Wade
Grantee: Amy E. Harrison, Trustee of the Irrevocable Trust of Georgena Wade, dated June 21, 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:

BEING Lot No. 34 on the Map of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

BEGINNING at a point in the Southerly margin of Fairway Drive, the common corner of Lots Nos. 33 and 34; thence with the line between said lots, southerly 250 feet to a point; thence Southwesterly 139.2 feet to the common corner of Lots 34 and 35; thence with the line between said lots, Northerly 296.8 feet to the Southerly margin of Fairway Drive; thence with the margin of said Drive Northeasterly 82.2 feet to the point of beginning.

Being the same property conveyed to Georgena Wade by deed from Katherine Sloan Braden, Billie Ann Gann, Lovell Clair Sloan, Pearl Sloan Smith being the surviving heirs at law of Ora Sloan Blankenship, deceased, and Ruby Sloan, the surviving spouse and sole beneficiary of Estel Sloan, deceased, who was an heir at law of Ora Sloan Blankenship, of record in Record Book 11020, Page 681, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 237 Fairway Drive, Madison, Tennessee.

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.

Georgena Wade

Georgena Wade, Grantor

State of Tennessee
County of Sumner

On June 21, 2021, before me personally appeared Georgena Wade, 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: 05/05/2025

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Sumner

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

Amy E. Harrison, Trustee
Grantee

Sworn to and subscribed before me on June 21, 2021.

Notary Public

My commission expires: 05/05/2025

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

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 21, 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