Karen Johnson Davidson County
Batch# 674413 DEEDQC
07/09/2021 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210709-0092759

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
George William Bainton, Trustee
4809 Tanglewood Dr.
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel
061 04 0 070.00

Quitclaim Deed to Trustee

Grantor: Carol B. Howard (unmarried)
Grantee: George William Bainton, Trustee of the Irrevocable Trust of Carol Howard, dated 7-6-2021

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. 5 on the Map of Hayesboro Development Company Hayesboro Subdivision, Block "B", of record in Plat Book 1130, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carol B. Howard, unmarried, by deed from Ruben Murguia III and wife, Tayler Murguia, of record in Instrument No. 20180822-0083058 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4809 Tanglewood Dr., Nashville, TN 37216.

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.

Carol B Howard
Carol B. Howard, Grantor

State of Tennessee
County of DAVIDSON

On 7/6, 2021, before me personally appeared Carol B. Howard, 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, 2021

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

* *

State of Pennsylvania
County of Allegheny

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

George William Bainton, Grantee

Sworn to and subscribed before me on 6/18, 2021.

Notary Public

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
JAMES P. DILLON, Notary Public
Allegheny County
My Commission Expires December 30, 2024
Commission Number 1040123

True Copy Certification

I, Sara M. Barbour, do hereby make oath 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.

Sara Barbour
Signature

State of Tennessee

County of Sumner

Personally appeared before me, [Debra Y. King], a notary public for this county and state, [Sara M Barbour] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Y King
Notary's Signature

My Commission Expires: May 25, 2022

