Karen Johnson Davidson County
Batch# 689471 DEEDQC
08/03/2021 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210803-0104363

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)
Dennis Edwin Carney, Trustee
1901 Omohundro Court
Nashville, TN 37210

Send Tax Bills To
Same

Map-Parcel No.
075 07 0 017.00

Quitclaim Deed to Trustee

Grantor: Dennis E. Carney
Grantee: Dennis Edwin Carney, Trustee under the Revocable Trust Agreement of Dennis Edwin Carney, dated July 19, 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:

Legal Description attached hereto as Exhibit "A."

Being the same property conveyed to Dennis E. Carney by deed from the Estate of Glenn M. Tipps, of record in Record Book 6659, Page 374, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4416 Juneau Drive, Hermitage, TN 37076.

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.

Dennis E. Carney, Grantor

State of Tennessee
County of Sumner

On July 19, 2021, before me personally appeared Dennis E. Carney, 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 he executed it as his 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.

Dennis Edwin Carney, Trustee
Grantee

Sworn to and subscribed before me on July 19, 2021.

Notary Public
My commission expires: 8/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2021.

Signature
July 19, 2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 19th day of July, 2021.

Notary's Signature
My Commission Expires: 03/25/2025

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 43, Tulip Grove, Section 1, as of record in Book 3700, page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.