Karen Johnson Davidson County
Batch# 723019 DEEDQC
09/23/2021 03:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210923-0128228

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)
Martha J. Benet Holt, Trustee
195 Indian Lake Boulevard
Apt 3422
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
072 16 0 037.00

Quitclaim Deed to Trustee

Grantor: Martha Jean Benet Holt
Grantee: Martha J. Benet Holt, Trustee of the Revocable Trust of Martha J. Benet Holt, dated August 4, 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. 49 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Stratford Avenue, the common corner of Lots 49 and 50; thence with the line between said lots, eastwardly 134.9 feet to a point, a corner of Lot 48; thence with the line between Lots 48 and 49, northwardly 115 feet to a point in the southerly margin of Berkshire Drive; thence with the margin of the same, westwardly 110 feet to a point, the beginning of a curve; thence southwestwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the easterly margin of Stratford Avenue; thence with the margin of the same, southwardly 58.96 feet to the point of beginning.

Being the same property conveyed to Samuel P. Holt, Sr. and wife, Martha Jean Benet Holt by deed from Sam P. Holt, of record at Instrument No. 20150415-0033325, Register's Office for Davidson County, Tennessee.

Samuel P. Holt and Martha Jean Benet Holt were married in Hendersonville, Tennessee on December 14, 2005. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Samuel P. Holt in Nashville, Tennessee on May 14, 2016; and Martha Jean Benet Holt conveys as surviving tenant by the entirety

This is improved property, known as: 1900 Berkshire Drive, 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 § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Martha Jean Benet Holt

Martha Jean Benet Holt, Grantor

State of Tennessee
County of Sumner

On September 8, 2021, before me personally appeared Martha Jean Benet Holt, 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: 3/27/2022

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.

Martha J. Benet-Holt
Martha J. Benet Holt, Trustee
Grantee

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

Notary Public
My commission expires: 3/27/2022

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 September 8, 2021.

Jennifer Berkon
Signature

9/8/2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 8th day of September, 2021.

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

APRIL GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY