Karen Johnson Davidson County
Batch# 733527 DEEDQC
10/11/2021 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0136213

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)
Michael K. Wyatt and
Patricia K. Wyatt, Trustee
2408 Mansker Drive
Madison, TN 37115

Send Tax Bills To
Same

Map-Parcel No.
026 16 0 009.00

Quitclaim Deed to Trustee

Grantor: Michael K. Wyatt and wife, Patricia K. Wyatt
Grantee: Michael K. Wyatt and Patricia K. Wyatt, Trustee of the Revocable Trust Agreement of Michael K. Wyatt and Patricia K. Wyatt, dated October 5, 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. 27 on the Plan of Mansker Meadows, Section II, as of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael K. Wyatt and wife, Patricia K. Wyatt, by deed from Kenneth Ruys and Becki L. Hamilton, Co-Trustees of The Kenneth Ruys and Ima J. Ruys Revocable Living Trust, of record in Instrument No. 20190920-0095612, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2413 Mansker Drive, Madison, TN 37115.

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.

Michael K. Wyatt, Grantor

Patricia K. Wyatt, Grantor

State of Tennessee
County of Sumner

On October 5, 2021, before me personally appeared Michael K. Wyatt, who is known by me or who proved to me on the basis of 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

On October 5, 2021, before me personally appeared Patricia K. Wyatt, who is known by me or who proved to me on the basis of 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: 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.

Michael K. Wyatt, Trustee
Grantee

Sworn to and subscribed before me on October 5, 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 October 5, 2021.

Jennifer Berkon
Signature

10/5/2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 5th day of October, 2021.

Catherine L. Danton
Notary's Signature
My Commission Expires: 5/25/2022

