Karen Johnson Davidson County
Batch# 746917 DEEDQC
10/29/2021 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211029-0145537

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)
Lindy Van Story, Trustee
1000 Shadow Lane
Nashville, TN 37206

Send Tax Bills To
Same

Map-Parcel No.
084 05 0 057.00

Quitclaim Deed to Trustee

Grantor: Diann Davidson
Grantee: Lindy Van Story, Trustee of the Irrevocable Trust of Diann Davidson, dated September 22, 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. 80 on the Plan of Rose Estates, Section I, as of record in Book 3600, page 37, said Register's Office. SAID Lot No. 80 fronts 79 feet on the west side of Shadow Lane and extends back 164.51 feet on the north line and 167 feet on the south line to a dead line in the rear which measures 85.21 feet.

Being the same property conveyed to Terry E. Davidson and wife, Diann Davidson, by deed from Kenneth W. Powell, Sr. and wife Donna L. Powell, of record in Record Book 8638, Page 942, Register's Office for Davidson County, Tennessee.

Terry E. Davidson and Diann Davidson were married in Gallatin, Tennessee on April 22, 1972. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Terry E. Davidson in Nashville, Tennessee on November 27, 2015; and Diann Davidson conveys as surviving tenant by the entirety.

This is improved property, known as: 1000 Shadow Lane, Nashville, TN 37206.

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.

Diann Davidson

Diann Davidson, Grantor

State of Tennessee
County of Sumner

On September 22, 2021, before me personally appeared Diann Davidson, 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: 8/27/2022

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

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

Lindy Van Story
Lindy Van Story, Trustee
Grantee

Sworn to and subscribed before me on October 20, 2021.

JACKIE STARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/6/2024

* *

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 20, 2021.

Signature
10/20/2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 20, 2021.

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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