Karen Johnson Davidson County
Batch# 755331 DEEDQC
11/16/2021 08:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211116-0152111

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)
John C. Davis, Jr., Trustee
207 Brandywine Drive
Old Hickory, TN 37138

Send Tax Bills To
Same

Map-Parcel
054 13 0 078.00

Quitclaim Deed to Trustee

Grantor: Joyce S. Davis
Grantee: John C. Davis, Jr., Trustee of the Irrevocable Trust Agreement of Joyce S. Davis, dated November 9, 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:

BEING Lot No. 44 on the Plan of Brandywine Farms Subdivision, Section 1, as of record in Book 3600, pages 79 and 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 150 feet on the easterly margin of Brandywine Drive and runs back between lines measuring 230 feet on the northerly line and 335 feet on the southerly line to a dead line in the rear measuring 183.1 feet

Being the same property conveyed to Joyce S. Davis by Final Decree of record in Book 7437, Page 435, in the Register of Deeds, Davidson County, Tennessee and Docket No. 64816, Davidson County, Tennessee Probate Court.

This is improved property, known as: 207 Brandywine Dr., Old Hickory, TN 37138.

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.

Joyce S. Davis

Joyce S. Davis, Grantor

State of Tennessee
County of Sumner

On November 9, 2021, before me personally appeared Joyce S. Davis, 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.

Pati K. Bedwell

Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL 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.

John C. Davis, Jr., Trustee
Grantee

Sworn to and subscribed before me on November 9, 2021.

Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, 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 November 9, 2021

Signature

State of Tennessee, County of Sumner

Sworn to and subscribed before me on November 9, 2021.

Notary's Signature
My Commission Expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER