Karen Johnson Davidson County
Batch# 828418 DEEDQC
03/25/2022 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220325-0034493

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)
Kristen Marlene Harris, Trustee
4256 Rachel Donelson Pass
Hermitage, TN 37076

Send Tax Bills To
Same

Map-Parcel No.
075 11 0A 139.00

Quitclaim Deed to Trustee

Grantor: Andrea Lyn Cooper
Grantee: Kristen Marlene Harris, Trustee of the Irrevocable Trust of Andrea L. Cooper, dated February 18, 2022

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. 134, on the Plan of Phase Four – B, Heritage Meadows of record in Instrument 20031111-0164698 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrea Lyn Cooper by deed from Frank Baston Homes, Inc., of record in Instrument 20041012-0122851, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4256 Rachel Donelson Pass, Hermitage, TN 37076.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property, including, but not limited to the following:

1. All matters appearing on the plan of record in Instrument 20031111-0164698, said Register's Office.
2. Storm Water Detention Agreement of record in Instrument 20031106-0163196, said Register's Office.

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.

Andrea L. Cooper

Andrea Lyn Cooper
Grantor

State of Tennessee
County of Sumner

On February 18, 2022, before me personally appeared Andrea Lyn Cooper, 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.

Barbara Boone McGinnis
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

State of ~~Tennessee~~ Indiana
County of Bartholomew

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

Kristen M. Harris
Kristen Marlene Harris, Trustee
Grantee

Sworn to and subscribed before me on March 3rd, 2022.

Kristina M. Poindexter
Notary Public
My commission expires: May 4, 2025

NOTARY PUBLIC SEAL INDIANA
NOTARY PUBLIC
Kristina M. Poindexter
Commission Expires May 4, 2025
Residence, Bartholomew Co.

* *

TRUE Copy Certification

I, Sara Barbour, 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 February 18, 2022.

Sara Barbour
Signature

February 18, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 18th day of February, 2022.

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

