Karen Johnson Davidson County
Batch# 845937 DEEDQC
04/26/2022 02:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220426-0048112

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 Owners
Dorothy Hoag, Trustee
1107 Massman Dr.
Nashville, TN 37217

Send Tax Bills To
Same

Map-Parcel
107 09 0 074.00

Quitclaim Deed to Trustee

Grantor: Dorothy A. Hoag
Grantee: Dorothy Hoag, Trustee of the Revocable Trust of Dorothy Hoag, dated April 19, 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:

LAND in Davidson County, Tennessee, being Lot No. 64 on the Plan of Patricia Heights, Section 1, of record in Book 2331, Page 130 and 131, Register's Offices for said County.

SAID Lot No. 64 fronts 125 feet on the southerly side of Massman Drive and runs back 126 feet on the easterly line and 139.6 feet on the westerly line to a deadline in the rear, which is a broken line, measuring 104.7 feet.

Being the same property conveyed to Dorothy A. Hoag by deed from John C. Hoag, III, of record in Instrument No. 20190514-0045204, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1107 Massman Dr., Nashville, TN 37217.

Dorothy A. Hoag and Dorothy Hoag is one and the same person.

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.

Dorothy A. Hoag, Grantor

State of Tennessee
County of Sumner

On April 19, 2022, personally appeared before me, Dorothy A. Hoag, 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.

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
County of Sumner

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

Dorothy Hoag

Dorothy Hoag, Trustee
Grantee

Sworn to and subscribed before me on April 19, 2022.

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

* *

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 April 19, 2022.

Chelle Guidry

Signature

April 19, 2022

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 19, 2022.

Barbara Boone McGinnis

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

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