Karen Johnson Davidson County
Batch# 853952 DEEDQC
05/12/2022 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054370

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)
Edsel Earl Bates, Jr. and
Peggy Irene Bates, Trustee
109 Settlement Court
Brentwood, TN 37027

Send Tax Bills To
Same

Map-Parcel No.
171 08 0A 148.00

Quitclaim Deed to Trustee

Grantor: Edsel E. Bates, Jr. and wife, Peggy Bates
Grantee: Edsel Earl Bates, Jr. and Peggy Irene Bates, Trustee of the Revocable Trust Agreement of Edsel Earl Bates, Jr. and Peggy Irene Bates, dated April 22, 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. 148 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Pages 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edsel E. Bates, Jr. and wife, Peggy Bates, by deed from Radnor Homes, Inc., a Tennessee Corporation, of record in Record Book 9057, Page 90, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 109 Settlement Court, Brentwood, TN 37027.

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.

Edsel E. Bates, Jr., Grantor

Peggy Bates, Grantor

State of Tennessee
County of Sumner

On April 22, 2022, personally appeared before me, Edsel E. Bates, Jr., 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 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 April 22, 2022, personally appeared before me, Peggy Bates, 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 Sumner

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

Edsel Earl Bates, Jr., Trustee
Grantee

Sworn to and subscribed before me on April 22, 2022.

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 April 22, 2022.

Jennifer Berkon
Signature
Date 4/22/22

State of Tennessee, County of Sumner

Sworn to and subscribed before me on April 22, 2022.

April R. Guidry
Notary's Signature
My Commission Expires: 03/25/2025

