THIS DOCUMENT PREPARED BY: **John G. Fahner** **& Associates, PLLC** 2 Lebanon Pike e, Tennessee 37214 15) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Karen Johnson
Batch# 863339
05/27/2022 09:58:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20220527-0061666

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Nancy A. Tokarz, Trustee 6428 Armstrong Drive Hermitage, TN 37076	SAME	074 16 0A 086.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Nancy A. Tokarz**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims unto **Nancy A. Tokarz, Trustee of The Nancy A. Tokarz Trust, dated June 30, 2016, and any amendments thereto**, and to her successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Nancy A. Tokarz, a widow, from Parkhaven Communities, LLC, a Tennessee limited liability company, by Special Warranty Deed recorded in Instrument No. 20211123-0155366 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 6428 Armstrong Drive, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 25 day of May, 2022.

Nancy A Tokarz

Nancy A. Tokarz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy A. Tokarz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 2022.

My Commission Expires: 8/7/24

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON