Karen Johnson Davidson County
Batch# 866873 DEEDQC
06/03/2022 08:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220603-0064038

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	**Send Tax Bills To**	**Map-Parcel No.**
Donna L. Humbert 1220 Rugby Dr. Nashville, TN 37207	Same	014-11-0 094.00

Quitclaim Deed from Spouse to Spouse

Grantor: Steven J. Humbert
Grantee: Donna L. Humbert

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. 365 in the Plan of Bellshire Estates, Section "A" of record in Book 2331, page 115-116, Register's Office for Davidson County, Tennessee.

Said Lot No. 365 fronts 154.6 feet on the easterly side of Rugby Drive and runs back between lines, 267.4 feet on the northerly side and 265.6 feet in the southerly side to a line at the rear on which it measures 154.5 feet thereon.

Being the same property conveyed to Steven J. Humbert and wife, Donna L. Humbert by deed from Eugene Baldwin and wife, Eva P. Baldwin, of record in Record Book 8448, Page 30, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1220 Rugby Drive, Nashville, Tennessee 37207.

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.

Steven J. Humbert

Steven J. Humbert, Grantor

State of Tennessee
County of Sumner

On May 31, 2022, before me personally appeared Steven J. Humbert, 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 he executed it as his 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.

Donna L. Humbert, Grantee

Sworn to and subscribed before me on May 31, 2022.

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, 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 May 31, 2022.

Signature

May 31, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 31st day of May, 2022.

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