Karen Johnson Davidson County
Batch# 871519 DEEDQC
06/14/2022 03:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220614-0067997

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)	**Send Tax Bills To**	**Map-Parcel No.**
Kelly D. Costanza, Trustee 640 Parkvue Place Drive Nashville, TN 37221	Same	143 01 0D 028.00

Quitclaim Deed to Trustee

Grantor: Joan Elouise Nobles
Grantee: Kelly D. Costanza, Trustee of the Irrevocable Trust of Joan E. Nobles, dated June 8, 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 Unit No. 28, on the plan of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, files as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509 and Amendment Declarations of record in Instrument 202101040000013, Instrument 202101040000014 and Instrument 202101270012271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Elouise Nobles by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20220218-0019311, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2040 Morrison Ridge Dr., Nashville, TN 37221.

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.

Joan Elouise Nobles
Grantor

State of Tennessee
County of Sumner

On June 8, 2022, before me personally appeared Joan Elouise Nobles, 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.

Notary Public
My commission expires: 03/25/2025

DEANNA ALLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Sumner

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

Kelly D. Costanza, Trustee
Grantee

Sworn to and subscribed before me on June 8, 2022.

Notary Public
My commission expires: 03/25/2025

DEANNA ALLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

TRUE Copy Certification

I, Deanna Allen, 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 June 8, 2022.

Signature

6/8/2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 8, 2022.

Notary's Signature
My Commission Expires: 4/22/26

CATHERINE L. DANTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER