Karen Johnson Davidson County
Batch# 879073 DEEDQC
06/27/2022 03:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220627-0073754

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
Loretta Cardarelli, Trustee
2032 Notchleaf Road
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel No.
182150B10700CO

Quitclaim Deed to Trustee

Grantor: Loretta Cardarelli (unmarried)
Grantee: Loretta Cardarelli, Trustee of the Revocable Trust of Loretta Cardarelli, dated June 8, 2021

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. 107, on the Final Plat Clover Glen, Phase 3B, as shown on plat of record in Instrument No. 20201006-0115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Loretta Cardarelli, unmarried, by deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record at Instrument No. 20220128-0010589, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2032 Notchleaf Road, Antioch, TN 37013.

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 ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Loretta Cardarelli
Loretta Cardarelli, Grantor

State of Tennessee
County of Sumner

On June 22, 2022, before me personally appeared Loretta Cardarelli, 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.

Jennifer Dismukes Berkon
Notary Public

My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
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.

Loretta Cardarelli

Loretta Cardarelli, Trustee
Grantee

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

Jennifer Dismukes Berkon

Notary Public

My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
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 June 22, 2022.

Jennifer Berkon

Signature
Date 6/22/2022

State of Tennessee, County of Sumner

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

April Guidry

Notary's Signature
My Commission Expires: 03/25/2025

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY