Karen Johnson Davidson County
Batch# 892363 DEEDQC
07/22/2022 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220722-0083893

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)
Linda L. Mitchell, Trustee
2709 Pennington Bend Road
Nashville, TN 37214

Send Tax Bills To
Same

Map-Parcel No.
Map 062
Parcel 045.00

Quitclaim Deed to Trustee

Grantor: Rita S. Stinson and Linda L. Mitchell
Grantee: Linda L. Mitchell, Trustee of the Revocable Trust Agreement of Rita S. Stinson and Linda L. Mitchell, dated July 19, 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:

BEING situated in the 3rd Civil District of Davidson County, Tennessee, and being a part of Tract 3 on the unrecorded map of a Tract of 36 acres and 116 poles, known as the L. P. Forkum Land, according to a survey made by Lawrence Kelly, Surveyor, April 26, 1950.

Beginning at a point in the east margin of the Pennington Bend Road (formerly a part of the Old Haysboro Road) at the corner of Tracts 2 and 3 of the aforesaid Forkum land, the southwest corner of said Tract 2; thence with the common line of said two tracts of land, South 84 degrees 15 minutes East 175 feet to a point in said line, being the NE corner of land; thence South 1 degree West 115 feet to a point, being the SE corner of land; thence North 84 degrees 15 minutes West 175 feet to a point in the east margin of said Pennington Bend Road; then with the easterly margin of said Road, North 1 degree East 115 feet to the point of beginning.

Being the same property conveyed to Rita S. Stinson and Linda L. Mitchell, as joint tenants with rights of survivorship, by deed from J. Blake Freeman, Trustee, of record in Instrument No. 20030508-0062171, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2709 Pennington Bend Road, Nashville, TN 37214.

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.

Rita S. Stinson by Linda L. Mitchell
Rita S. Stinson, Grantor by Attorney-in-Fact

Linda L. Mitchell
Linda L. Mitchell, Grantor

State of Tennessee
County of Sumner

On July 19, 2022, before me personally appeared Linda L. Mitchell, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Rita S. Stinson, and who acknowledged that she executed the same as attorney-in-fact for Rita S. Stinson.

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

On July 19, 2022, personally appeared before me, Linda L. Mitchell, 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: 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.

Linda L. Mitchell, Grantee
Trustee

Sworn to and subscribed before me on July 19, 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, 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 July 19, 2022.

Signature

July 19, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 19, 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 .