Karen Johnson Davidson County
Batch# 913960 DEEDQC
09/08/2022 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220908-0100705

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.**
Sheila Renee Williams, Trustee 92 Wisdom Street Bethel Springs, TN 38315	Same	081 11 0 246.00

Quitclaim Deed to Trustee

Grantor: Nathaniel Williams
Grantee: Sheila Renee Williams, Trustee of the Irrevocable Trust Agreement of Nathaniel Eugene Williams, dated August 16, 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:

Legal Description attached hereto as Exhibit "A."

Being the same property conveyed to Shirley and Nathaniel Williams by Final Decree Confirming Sale from Clerk and Master of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Record Book 11240, Page 88, Register's Office for Davidson County, Tennessee.

Nathaniel E. Williams and Shirley M. Williams were married in Nashville, Tennessee on March 25, 1957. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Shirley M. Williams in Nashville, Tennessee on June 26, 2019; and Nathaniel E. Williams conveys as surviving tenant by the entirety.

This is improved property, known as: 1714 17th Avenue North, Nashville, TN 37208.

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.

Nathaniel Williams, Grantor

State of Tennessee
County of Sumner

On August 16, 2022, before me personally appeared Nathaniel Williams, 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 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 Davidson

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

Sheila Renee Williams, Trustee
Grantee

Sworn to and subscribed before me on 9/1/2022, 2022.

FANTINA L BUMPAS CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Fantina L. Bumpas Carter

Notary Public
My commission expires: 9/2/2024

* *

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 8/16/, 2022.

Jennifer Berkon

Signature
Dated 8/16/2022

State of Tennessee, County of Sumner

Sworn to and subscribed before me on 8/16/, 2022.

Barbara Boone McGinnis

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

Exhibit "A"

Per deed of record at Book 11240, Page 88 ("Final Decree Confirming Sale" and "Report of Sale"):

Land in Davidson County, Tennessee
1714 17th Av N
.19 Acres
Field Book Number 081-11-0 246.00
Deed Book 5295, Page 618
Tax Minute Book 81, Page 37, August 13, 1998