Karen Johnson Davidson County
Batch# 927182 DEEDQC
10/10/2022 09:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221010-0110974

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22583750

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Juanita D. Lockert**
Address of New Owner(s): **1908 Berkshire Drive, Nashville, TN 37216**

Property ID NUMBER: 049100A09000CO

THIS INDENTURE, made and entered into this 6 day of October, 20 22, by and between **Juanita D. Lockert, Trustee of the Revocable Trust of Juanita D. Lockert, dated April 21, 2020** party of the first part, and **Juanita D. Lockert, an unmarried woman** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90 ON THE PLAN OF PARMLEY COVE, PHASE ONE, OF RECORD IN INSTRUMENT NO. 20130417-0038081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF

For Information Purposes Only:

Being the same property conveyed to Juanita D. Lockert, Trustee of the Revocable Trust of Juanita D. Lockert, dated April 21, 2020, by deed dated April 21, 2020 of record in Deed Instrument/Case No. 20200424-0043048, in the County Clerk's Office.

TMS: 049100A09000CO

Property Address: 1908 Berkshire Drive, Nashville, TN 37216

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72717796 QC101 01 0106
$413001

WITNESS the signature of the said party of the first part the day and year first above written.

Juanita D. Lockert

Juanita D. Lockert, Trustee of the Revocable Trust of Juanita D. Lockert, dated April 21, 2020

State of Tennessee)
County of Davidson

Before me John P Barton (Notary Name), of the state and county mentioned, personally appeared Juanita D. Lockert , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of the Revocalbe Trust of Juanita D. Lockert, dated April 21, 2020, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee .

Witness my hand and seal, this 6 day of October 2022

John P Barton
Signature of Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JUL 09 2024

MCD 72717796 QC101 01 0106

202210100110974

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$283,000.00**which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), See TN Code Section 66-5-209 (3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust**

Juanita D. Lockert

Juanita D. Lockert

Subscribed and sworn to before me this 6 day of October 2022.

Notary Public Signature

My commission expires: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 72717796 QC101 01 0106

Tennessee Certification of Electronic Document

I, Juanita D. Lockert, do hereby make oath that I am a licensed attorney and/or 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 10.6.2022 (date of document).

Juanita D. Lockert
Affiant Signature

10. 6. 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2022.

John P Barton
Notary Signature

My Commission Expires: JUL 09 2024

Notary Seal:

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 72717796 QC101 01 0106

202210100110974

Tennessee Certification of Electronic Document

I, Sam Rider, do hereby make oath that I am a licensed attorney and/or 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 10/06/2022 (date of document).

Affiant Signature

Oct 7, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 07 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE