Karen Johnson Davidson County
Batch# 958902 DEEDQC
01/06/2023 04:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001424

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.**
Edwin H. Montgomery III and Julie Lynn Montgomery, Trustee 116 Bennington Court North Hendersonville, TN 37075	Same	096 16 0 171.00

Quitclaim Deed to Trustee

Grantor: Ed Montgomery, III and wife, Julie Lynn Montgomery
Grantee: Edwin H. Montgomery III and Julie Lynn Montgomery, Trustee of the Revocable Trust Agreement of Edwin H. Montgomery III and Julie Lynn Montgomery, dated January 6, 2023

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, more particularly described as follows:

BEING Lot No. 264-B, Zone Lot Division of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section 3, of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ed Montgomery, III and wife, Julie Lynn Montgomery, by deed from Ed Montgomery, III, of record in Instrument No. 20131226-0130136, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 776 Fitzpatrick 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.

Ed Montgomery, III, Grantor

Julie Lynn Montgomery, Grantor

State of Tennessee
County of Sumner

On January 6, 2023, personally appeared before me, Ed Montgomery, III, 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 Sumner

On January 6, 2023, personally appeared before me, Julie Lynn Montgomery, 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.

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 Sumner

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

Edwin H. Montgomery III
____
Edwin H. Montgomery III, Trustee
Grantee

Sworn to and subscribed before me on January 6, 2023.

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

* *

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 January 6, 2023.

Jennifer Berk

Signature

Date 1/6/2023

State of Tennessee, County of Sumner

Sworn to and subscribed before me on January 6, 2023.

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