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.**
Lorraine Rognstad, Trustee 405 Scenic Way Knob Hermitage, TN 37076	Lorraine Rognstad, Trustee 405 Scenic Way Knob Hermitage, TN 37076	086 07 0 087.00

Quitclaim Deed to Trustee

Grantor: Lorraine Rognstad
Grantee: Lorraine Rognstad, Trustee of the Revocable Trust of Lorraine Rognstad, dated February 7, 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, being Lot No. 106 on the plan of Phase II Jackson's Retreat, of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee.

SAID Lot No. 106 fronts 61.42 feet on the broken easterly margin of Scenic Way Knob and extends back 97.18 feet on the northerly line and 156.21 feet on the southerly line to a dead line in the rear, measuring 134.83 feet thereon.

Being the same property conveyed to Lorraine Rognstad by deed from M. LaJuan McKee, unmarried, of record in Record Book 7802, Page 416-417, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6176, Page 739, Register's Office for said county.

This is improved property known as: 405 Scenic Way Knob, Hermitage, TN 37076.

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.

Lorraine Rognstad

Lorraine Rognstad, Grantor

Karen Johnson Davidson County
Batch# 968658 DEEDQC
02/07/2023 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230207-0008970

State of Tennessee
County of Sumner

On February 7, 2023, before me personally appeared Lorraine Rognstad, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sara Barbour

Notary Public
My commission expires: 9/27/2026

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9/27/2026

* *

State of Tennessee
County of Sumner

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

Lorraine Rognstad.

Lorraine Rognstad, Trustee, Grantee

Sworn to and subscribed before me on February 7, 2023.

Sara Barbour

Notary Public
My commission expires: 9/27/2026

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9/27/2026

* *

TRUE Copy Certification

I, Sara Barbour 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 February 7, 2023.

Sara Barbour

Signature

February 7, 2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 7. 2023.

Catherine L. Danton

Notary's Signature
My Commission Expires: 4/22/2026

CATHERINE L. DANTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER