Karen Johnson Davidson County
Batch# 968794 DEEDQC
02/08/2023 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230208-0009204

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.**
Twila Brent, Trustee 2761 Ivey Point Rd. Goodlettsville, TN 37072	Twila Brent, Trustee 2761 Ivey Point Rd. Goodlettsville, TN 37072	016 00 0 252.00

Quitclaim Deed to Trustee

Grantor: James N. Brent and wife, Twila K. Brent
Grantee: Twila K. Brent, Trustee of the Revocable Trust of James N. Brent and Twila K. Brent, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated June 6, 1994, by Donald W. Fortner Registered Land Surveyor, No. 1072, as follows:

BEGINNING at an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of Ivy Point Road, said center line being 817 feet, more or less, northwardly from the center line of the intersection of Ivy Point Road and Union Hill Road; thence, leaving the westerly margin of Ivy Point Road North 27° 12 min. West 127.95 feet to an iron pin; thence, North 86° 21 min. West 157.50 feet to an iron pin; thence , North 86° 55 min. West 234.50 feet to an iron pin, marking the southwest corner of this tract, said point being North 04° 53 min. East 684.99 feet from an existing iron pin in Walter Krantz's southwest corner as recorded in Deed Book 4652, page 929, Register's Office for Davidson County, Tennessee; thence, North 05° 44 min. East 412.59 feet to an iron pin; thence, North 04° 58 min. East 365.90 feet to an iron pin; thence, South 86° 20 min. East 373.71 feet to an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of the said road; thence with said margin of said road South 06° 55 min. East 535.00 feet to an iron pin; thence, South 04° 57 min. East 132.64 feet to an iron pin; thence, South 01° 18 min. West 116.82 feet to the point of beginning and containing 8.08 acres, more or less.

Being the same property conveyed to James N. Brent and wife, Twila K. Brent by deed from Walter Krantz Jr. and wife, Genvia Krantz, a/k/a Geneva Krantz, of record in Book 9430, Page 22-24, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2761 Ivey Point Rd., Goodlettsville, TN 37072.

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.

James N. Brent

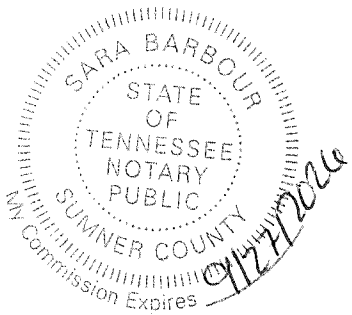
James N. Brent, Grantor

State of Tennessee
County of Sumner

On February 7, 2023, personally appeared before me, James N. Brent, 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.

Sara Barbour

Notary Public
My commission expires: 9/27/2026



Twila K. Brent

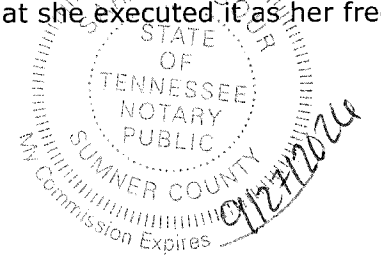
Twila K. Brent, Grantor

State of Tennessee
County of Sumner

On February 7, 2023, personally appeared before me, Twila K. Brent, 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.

Sara Barbour

Notary Public
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.

Twila K. Brent, Grantee

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

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.

Signature

February 7, 2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me February 7, 2023.

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

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