Karen Johnson Davidson County
Batch# 973775 DEEDQC
02/23/2023 03:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230223-0012940

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.**
Sheliah Davis, Trustee 823 Hermitage Ridge Drive Hermitage, TN 37076	Same	074 04 0 049.00

Quitclaim Deed to Trustee

Grantor: Sheliah B. Davis
Grantee: Sheliah Davis, Trustee of the Revocable Trust of Sheliah Davis, dated February 10, 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:

BEING Lot No. 121 on the Plan of Hermitage Hills, Section 12, Revised, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Arthur James Davis and wife, Sheliah B. Davis, by deed from Hubert C. Pulley and wife, Semetta Pulley of record in Record Book 6995, Page 691, Register's Office for Davidson County, Tennessee.

Arthur James Davis and Sheliah B. Davis were married in Sheffield, Alabama on March 30, 1979. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Arthur James Davis in Hermitage, Tennessee on January 6, 2020; and Sheliah B. Davis conveys as surviving tenant by the entirety.

This is improved property, known as: 823 Hermitage Ridge Drive, 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.

Sheliah B. Davis
Grantor

State of Tennessee
County of Sumner

On February 10, 2023, before me personally appeared Sheliah B. Davis, 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.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

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

Sheliah Davis, Trustee
Grantee

Sworn to and subscribed before me on February 10, 2023.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

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 February 10, 2023.

Signature
Dated 2/10/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 10, 2023.

Notary's Signature
My Commission Expires: 03/25/2025

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY