Karen Johnson Davidson County
Batch# 983464 DEEDQC
03/22/2023 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230322-0020896

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.**
Kim Joyce and Terri Breece, Trustee 8339 St. Danasus Dr. Nashville, TN 37211	Kim Joyce and Terri Breece, Trustee 429 Hickory Glad Drive Antioch, TN 37013	173 09 0A 275.00

Quitclaim Deed to Trustee

Grantor: Clarence E. Pyles and wife, Doris A. Pyles
Grantee: Kim Joyce and Terri Breece, Trustee of the Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 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:

Land in Davidson County, Tennessee, being Lot No 204 on the plan of Lenox Village, Phase "E", of record as Instrument No 20040109-0003952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence E. Pyles and wife, Doris A. Pyles by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20040830-0104726, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee; and
3. Charter of the Lenox Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office; and
5. Terms, Conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458, in said Register's Office; and
6. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as: 8339 St. Danasus Dr., Nashville, TN 37211.

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.

Clarence E. Pyles

Clarence E. Pyles, Grantor

D P

Doris A. Pyles, Grantor

State of Tennessee
County of Davidson

On March 10, 2023, personally appeared before me, Clarence E. Pyles, 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.

Debra Y King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

On March 10, 2023, personally appeared before me, Doris A. Pyles, 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. By her mark

Debra Y King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

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

Grantee

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

Notary Public
My commission expires: May 9, 2026

MICHAEL CASTELLAW-VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

* *

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 March 10, 2023.

Signature

March 10, 2023
Date

State of Tennessee
County of Sumner

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

Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER