Karen Johnson Davidson County
Batch# 984496 DEEDQC
03/24/2023 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230324-0021591

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)
Jeffrey T. Abner and
Gregory S. Abner, Trustee
2313 Ridgeland Drive
Nashville, TN 37214

Send Tax Bills To
Same

Map-Parcel No.
073 11 0 037.00

Quitclaim Deed to Trustee

Grantor: Jimmy L. Abner and Betty W. Abner, Husband and Wife
Grantee: Jeffrey T. Abner and Gregory S. Abner, Trustee under the Irrevocable Trust Agreement of Jimmy L. Abner and Betty W. Abner, dated March 21, 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. 403 on the Plan of Sunset View, Section V, as of record in Plat Book 2854, Page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 403 fronts 100 feet on the southerly margin of Ridgeland Drive and extends back on the easterly margin 225 feet and 209 feet on the westerly margin to a dead line in the rear which measures 73.7 feet thereon.

Being the same property conveyed to Jimmy L. Abner and Betty W. Abner, husband and wife, by deed from E. B. Eller and Helen C. Eller, husband and wife, of record in Book 4644, Page 910, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2313 Ridgeland Drive, 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.

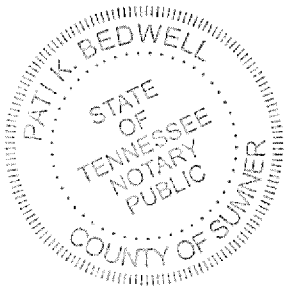
Jimmy L. Abner, Grantor

Betty W. Abner, Grantor

State of Tennessee
County of Davidson

On March 21, 2023, before me personally appeared Jimmy L. Abner, 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 he executed it as his free act and deed.

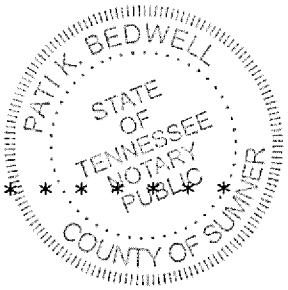
Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023



State of Tennessee
County of Davidson

On March 21, 2023, before me personally appeared Betty W. Abner, 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.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

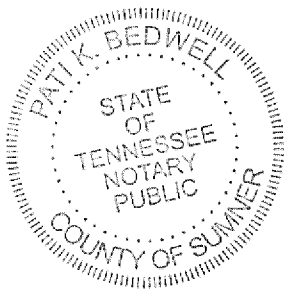


* *

State of Tennessee
County of Davidson

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

Jeffrey T. Abner, Trustee
Grantee



Sworn to and subscribed before me on ~~March 21, 2023.~~ March 23, 2023

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

* *

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 March 21, 2023.

Jennifer Berk
Signature

3/21/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 21st day of March, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

