Karen Johnson Davidson County
Batch# 986500 DEEDQC
03/30/2023 08:10:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230330-0022998

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.**
Gary Stephens, Trustee 1184 Fairvue Village Lane Gallatin, TN 37066	Same	095 05 0 101.00

Quitclaim Deed to Trustee

Grantor: Gary Stephens
Grantee: Gary Stephens, Trustee of the Revocable Trust of Gary Stephens, dated March 29, 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, 57 on the plan of Creekside Heights Subdivision, of record in Book 2663, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Stephens by deed from Cornerstone Investment, Inc., of record in Instrument No. 201360801-0079987, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2014 Lebanon Pike, Nashville, TN 37210.

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.

Gary Stephens
Grantor

State of Tennessee
County of Sumner

On March 29, 2023, before me personally appeared Gary Stephens, 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.

Notary Public
My commission expires: 5/23/2023

* *

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires
May 23, 2023

State of Tennessee
County of Sumner

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

Gary Stephens, Trustee
Grantee

Sworn to and subscribed before me on March 29, 2023.

Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 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 29, 2023.

Signature

3/29/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 29, 2023.

Notary's Signature
My Commission Expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023