Karen Johnson Davidson County
Batch# 986500 DEEDQC
03/30/2023 08:10:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230330-0023000

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)
Gary Stephens, Trustee
1184 Fairvue Village Lane
Gallatin, TN 37066

Send Tax Bills To
Same

Map-Parcel No.
083 13 0 537.00

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 50% undivided 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. 2 on the plan of RESUBDIVISION OF LOT 91 ON THE PLAN OF EAST EDGEFIELD, as shown by plat of record in Instrument No. 20071024-0125754, in the 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 Travis Patterson and Michelle Patterson, husband and wife, a 50% undivided interest, and Gary Stephens, a 50% undivided interest, by deed from RD Hunt Enterprises, LLC, of record in Instrument No. 20150615-0056633, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1105 Lillian Street, Nashville, TN 37206.

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 and lawful deed.

Barbara Boone McGinnis
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