Karen Johnson Davidson County
Batch# 987892 DEEDQC
04/03/2023 02:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230403-0024126

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.**
Yolonda Y. Odem, Trustee 108 Stillwater Trail Hendersonville, TN 37075	Yolonda Y. Odem, Trustee 108 Stillwater Trail Hendersonville, TN 37075	072 12 0 052.00

Quitclaim Deed to Trustee

Grantor: Velma Jean Odem
Grantee: Yolonda Y. Odem, Trustee of the Irrevocable Trust of Velma J. Odem, dated April 3, 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. 123 ON THE PLAN OF WATERS PLACE, AS OF RECORD IN BOOK 332, PAGES 136 & 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 123 FRONTS 50 FEET ON THE SOUTH SIDE OF PIEDMONT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Velma Jean Odem by deed from William C. Odem, of record in Record Book 10098, Page 991-992, Register's Office for Davidson County, Tennessee.

Velma Jean Odem and Velma J. Odem are one and the same person.

This is improved property known as 130 Piedmont Ave., Nashville, TN 37216.

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.

Velma Jean Odem
Grantor

State of Tennessee
County of Sumner

On April 3, 2023, before me personally appeared Velma Jean Odem, 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.

Sara Barbour
Notary Public
My commission expires: 9/27/2026

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9/27/2026

* *

State of Tennessee
County of Sumner

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

Yolonda Y. Odem
Yolonda Y. Odem, Trustee
Grantee

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9/27/2026

Sworn to and subscribed before me on April 3, 2023.

Sara Barbour
Notary Public
My commission expires: 9/27/2026

* *

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 April 3, 2023.

Sara Barbour
Signature

April 3, 2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 3, 2023.

Sarah Chapman
Notary Public
My commission expires: 11/19/25

SARAH CHAPMAN TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER