Karen Johnson Davidson County
Batch# 989063 DEEDQC
04/05/2023 04:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230405-0025023

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)
Kathy A. Sparks, Trustee
1230 Creekshore Drive
Athens, GA 30606

Send Tax Bills To
Same

Map-Parcel No.
072 06 0 040.00

Quitclaim Deed to Trustee

Grantor: Judy Adams Allen
Grantee: Kathy A. Sparks, Trustee of the Irrevocable Trust of Judy A. Woods, dated March 13, 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. 68 on the Plan of Maynor Place subdivision of record in Book 843, Page 24 in Register's Office for Davidson County to which plan reference is made for a more detailed description.

Being the same property conveyed to Judy Adams Allen by deed from Richard L. Kaiser and Jocelynn J. Kaiser, of record in Record Book 6999, Page 329-331, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1020 Iverson Avenue, Nashville, TN 37216.

Judy Adams Allen and Judy A. Woods is one and the same person.

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.

Judy A. Woods, f/k/a Judy Adams Allen
Grantor

State of Tennessee
County of Davidson

On March 13, 2023, before me personally appeared Judy A. Woods, formerly known as Judy Adams Allen, 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.

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

PATTI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Georgia
County of Cherokee

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

Kathy A. Sparks
Kathy A. Sparks, Trustee
Grantee

Sworn to and subscribed before me on March 15th, 2023.

Notary Public
My commission expires: May 24th, 2026

ALYSA MILES
MY COMMISSION EXPIRES
May 24, 2026
CHEROKEE COUNTY, GEORGIA
NOTARY PUBLIC

* *

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 13, 2023.

Signature

4/5/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 5, 2023.

Notary's Signature
My Commission Expires: 03/25/2025

APRIL R. GUIDRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY