Karen Johnson Davidson County
Batch# 989574 DEEDQC
04/06/2023 02:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230406-0025328

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.**
Donald E. Crafton, Trustee 122 Tyne Bay Dr. Hendersonville, TN 37075	Donald E. Crafton, Trustee 122 Tyne Bay Dr. Hendersonville, TN 37075	071 07 0 176.00

Quitclaim Deed to Trustee

Grantor: Donald E. Crafton, **dba Crafton Sign Company**
Grantee: Donald E. Crafton, Trustee of the Revocable Trust of Donald E. Crafton, dated April 5, 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:

House and lot situated on the south side of Trinity Lane in East Nashville, Tennessee, East of Road, Being westerly five feet of Lot 24, and the easterly fifty feet of Lot 23, fronting together fifty five feet on the south side of Trinity Lane and running back between parallel lines approximately 256.5 feet to an alley, as shown on Revised Plan of I. D. Luten's Addition as of record in Book 547, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crafton Sign Company by Donald E. Crafton by deed from J. Martin Griffin by Marie Jeannette Griffin, sole heir, of record in Book 5607, Page 457, Register's Office for Davidson County, Tennessee.

This is improved property known as: 200 East Trinity Ln., Nashville, TN 37207.

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.

Donald E. Crafton, Grantor

State of Tennessee
County of Sumner

On April 5, 2023, before me personally appeared Donald E. Crafton, 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: 7/21/2026

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

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

____
Donald E. Crafton, Trustee, Grantee

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

____
Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

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 5, 2023.

____
Signature

April 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: 11/19/25

SARAH CHAPMAN TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER