Karen Johnson Davidson County
Batch# 989574 DEEDQC
04/06/2023 02:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230406-0025329

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 0 149.00

Quitclaim Deed to Trustee

Grantor: Donald E. Crafton
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:

Land in Davidson County, Tennessee, being Lot No. 13 in Haynie's Oriental Plan as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the northerly side of Countess Street, or Trinity Church Lane, and runs back between parallel lines 140 feet, more or less to an alley.

Being the same property conveyed to Donald E. Crafton by deed from Claudine N. Sterry, a single person, and Anthony B. Davidson and wife, Stephanie Davidson, of record as Instrument Number 20010518-0051791, Register's Office for Davidson County, Tennessee.

This is improved property known as: 315 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