Karen Johnson Davidson County
Batch# 989673 DEEDQC
04/10/2023 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230410-0025457

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)
Jerry A. Gingerich and
Judith Ellen Gingerich, Trustee
1574 Campbell Road
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
024 00 0 248.00

Quitclaim Deed to Trustee

Grantor: Jerry A. Gingerich and Judith Ellen Gingerich, Husband and Wife
Grantee: Jerry A. Gingerich and Judith Ellen Gingerich, Trustee under the Revocable Trust Agreement of Jerry A. Gingerich and Judith Ellen Gingerich, dated April 4, 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:

Situated in Davidson County, Tennessee being Lot Nos. 1 and 2 on the Final Plat of Jerry A. Gingerich Lot of record in Plat Book 20031204-0174256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being all of the same property conveyed to Jerry A. Gingerich and wife, Judith E. Gingerich, by deed of record in Book 10025, page 329, and originally in Book 9932, page 176 and Book 8151, page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry A. Gingerich and Judith Ellen Gingerich by deed from Larry D. Craig, Trustee, of record in Instrument No. 20031223-0182294, Register's Office for Davidson County, Tennessee, said conveyance being for the express purpose of creating two separate legal descriptions by virtue of the recording of a new subdivision plat titled the Final Plat of Jerry A. Gingerich Lot, filed of record on December 14, 2003 in Instrument No. 20031204-0174256, Register's Office for Davidson County, Tennessee; on which plat the property owned by Jerry A. Gingerich and wife, Judith E. Gingerich by deed of record in Book 10025, page 329, said Register's Office, was subdivided into two lots.

This is improved property, known as: 1580 Campbell Road, Goodlettsville, TN 37072.

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.

Jerry A. Gingerich, Grantor

Judith Ellen Gingerich, Grantor

State of Tennessee
County of Sumner

On April 4, 2023, before me personally appeared Jerry A. Gingerich, 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: 12/19/2023

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

On April 4, 2023, before me personally appeared Judith Ellen Gingerich, 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.

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
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.

Jerry A. Gingerich, Trustee
Grantee

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me on April 4, 2023.

Notary Public
My commission expires: 12/19/2023

* *

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 April 4, 2023.

Signature

4/4/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 4, 2023.

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

