Karen Johnson Davidson County
Batch# 997870 DEEDQC
05/01/2023 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230501-0031836

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.**
Michael Chumney, Trustee 3330 Dumas Drive Nashville, TN 37211	Same	133 07 0 153.00

Quitclaim Deed to Trustee

Grantor: Frances Chumney
Grantee: Michael Chumney, Trustee of the Irrevocable Trust of Frances Chumney, dated April 28, 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. 122 on the Plan of Glencoe Acres, Section I, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 122 fronts 97.4 feet on the easterly margin of Dumas Drive and runs back between lines 177.2 feet on the northerly side and 116 feet on the southerly side to a broken line in the rear, measuring 131.9 feet on said broken line.

Being the same property conveyed to Ewing L. Chumney and wife, Frances A. Chumney, by deed from Joe Gaines and Lewis E. Gaines, of record in Record Book 2149, Page 523, Register's Office for Davidson County, Tennessee.

Ewing L. Chumney and Frances A. Chumney were married in Nashville, Tennessee on June 1, 1951. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Ewing L. Chumney on June 11, 2002; and Frances A. Chumney conveys as surviving tenant by the entirety.

This is improved property, known as: 3330 Dumas Drive, Nashville, TN 37211.

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.

Frances Chumney
Grantor

State of Tennessee
County of Davidson

On April 28, 2023, before me personally appeared Frances Chumney, 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.

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

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

* *

State of Tennessee
County of Davidson

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

Michael Chumney, Trustee
Grantee

Sworn to and subscribed before me on April 28, 2023.

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

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

* *

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 28, 2023.

Signature
Date 4/28/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 28, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

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