Karen Johnson Davidson County
Batch# 1001508 DEEDQC
05/10/2023 08:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230510-0034707

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.**
William L. Renick, Jr., Trustee 303 Hollywood Dr. Nashville, TN 37211	William L. Renick, Jr., Trustee 303 Hollywood Dr. Nashville, TN 37211	108 03 0A 017.00

Quitclaim Deed to Trustee

Grantor: William L. Renick, III
Grantee: William L. Renick, Jr., Trustee of the William L. Renick, III, Special Needs Trust dated May 8, 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 located in Davidson County, Tennessee, and being known and designated as all of Unit No. 17, which is located on Lot No. 12 on the Plan of Phase Two of the Condominium Site Plan for Section Three, Patio Villa, as shown on the plat of the same of record in Plat Book 5200, Page 495, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property, together with the appurtenant interest in common elements of Patio Villa, a horizonal property regime established by Master Deed, of record in Book 5970, Page 829, as re-recorded in Book 6014, Page 978, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Renick, III, Jonathan Bradley Renick, and Elizabeth Catherine Renick by entered Order dated January 4, 2023, of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 22P2202, and by the Last Will and Testament of Glenda Stephens Renick, of record as instrument number 20230117-0003658, Register's Office for Davidson County, Tennessee.

This is improved property known as: 932 Patio Dr., Nashville, TN 37214.

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.

William L. Renick, III
Grantor

State of Tennessee
County of Sumner

On May 8, 2023, before me personally appeared William L. Renick, III, 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.

Barbara Boone McGinnis
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

State of Tennessee
County of Sumner

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

William L. Renick, Jr., Trustee
Grantee

Sworn to and subscribed before me on May 8, 2023.

Barbara Boone McGinnis
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

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 May 8, 2023.

Sara Barbour
Signature

May 8, 2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on May 8, 2023.

Barbara Boone McGinnis
Notary's Signature
My Commission Expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023