Karen Johnson Davidson County
Batch# 1016502 DEEDQC
06/20/2023 09:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230620-0046445

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 Owners
Gary Stephens
1184 Fairvue Village Lane
Gallatin, TN 37066

Send Tax Bills To
Same

Map-Parcel No.
083 02 0 118.00

Quitclaim Deed by Trustee

Grantor: Gary Stephens, Trustee of the Revocable Trust Agreement of Gary Stephens, dated March 29, 2023
Grantee: Gary Stephens

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 the westerly 50 feet of the Easterly 100 feet Lot No 6, Block A, on the Plan of Weakley Place of record in Plat Book 161, Page 131, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 6 fronts 50 feet on the southerly side of Sharpe Avenue and extends back between parallel lines 250 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Gary Stephens, Trustee of the Revocable Trust Agreement of Gary Stephens, dated March 29, 2023, by deed from Gary Stephens, of record in Instrument No. 20230330-0022999, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1414 Sharpe Avenue, Nashville, TN 37206.

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.

Gary Stephens, Trustee
Grantor

State of Tennessee
County of Sumner

On June 16, 2023, before me personally appeared Gary Stephens, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the Trustee of the Revocable Trust Agreement of Gary Stephens, dated March 29, 2023, for the purpose therein contained, by signing his name as Trustee.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

State of Tennessee
County of Sumner

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

Gary Stephens, Grantee

Sworn to and subscribed before me on 6/16/, 2023.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

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 June 16, 2023.

Signature
Date 6/16/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 16, 2023.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY