Karen Johnson Davidson County
Batch# 1019396 DEEDQC
06/27/2023 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048761

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
Felicia R. Sutherland
655 Corum Hill Road
Castalian Springs, TN 37031

Send Tax Bills To
Same

Map-Parcel No.
078 09 0 019.00

Quitclaim Deed by Trustee

Grantor: Felicia R. Sutherland, Trustee under the Irrevocable Trust of Judy H. Green, dated August 2, 2016.
Grantee: Felicia R. Sutherland

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. 130 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, page 48, Register's Office for said County.

Said Lot No. 130 fronts 63.05 feet on the northwesterly side of Bonnafield Court and extends back between lines, measuring 243.6 feet on the northeasterly side of 215.5 feet on the southwesterly side to a broken line in the rear, on which it measures 121.0 feet.

Being the same property conveyed to Felicia R. Sutherland, Trustee under the Irrevocable Trust of Judy H. Green, dated August 2, 2016, by deed from Judy H. Green, of record in Instrument Number, 20160805-0081617, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3906 BONNAFIELD CT, HERMITAGE, TN 37076.

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.

Felicia Sutherland

Felicia R. Sutherland, Trustee
Grantor

State of Tennessee
County of Sumner

On June 27, 2023, before me personally appeared Felicia R. Sutherland, Trustee, 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 herself to be the Trustee under the Irrevocable Trust of Judy H. Green, dated August 2, 2016, for the purpose therein contained, by signing her name as Trustee.

Barbara Boone McGinnis
Notary Public
My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

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

Felicia R Sutherland
Felicia R. Sutherland, Grantee

Sworn to and subscribed before me on June 27, 2023.

Barbara Boone McGinnis
Notary Public
My commission expires: 4/26/2027



* *

TRUE Copy Certification

I, Chelle Guidry, 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 27, 2023.

Chelle Guidry
Signature

06/27/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 27, 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