Karen Johnson Davidson County
Batch# 1028544 DEEDQC
07/20/2023 09:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230720-0055830

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)
Barbara E. Smith, Trustee
5728 Hearthstone Lane
Brentwood, TN 37207

Send Tax Bills To
Same

Map-Parcel No.
160 15 0 024.00

Quitclaim Deed to Trustee

Grantor: Barbara E. Smith
Grantee: Barbara E. Smith, Trustee of the Revocable Trust of Barbara E. Smith, dated July 19, 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. 176 on the Plan of Phase 1-A Hearthstone, being the Resubdivision of Lots 175, 176, and 179 of Phase 1 and the creation of Lots 177 and 178 of record in Plat Book 5800, page 58 and amended in Book 6029, page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara E. Smith, an unmarried person, by deed from Adam Bruce Fahnestock and wife, Cynthia S. Fahnestock, of record in Record Book 20040702-0079300, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 5728 Hearthstone Lane, Brentwood, TN 37207.

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.

Barbara E. Smith
Grantor

State of Tennessee
County of Sumner

On July 19, 2023, before me personally appeared Barbara E. Smith, 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: 1-28-26

JENNIFER WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

* *

State of Tennessee
County of Sumner

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

Barbara E. Smith, Trustee
Grantee

Sworn to and subscribed before me on July 19, 2023.

Notary Public

My commission expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

* *

TRUE Copy Certification

I, Jennifer Wheeler, 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 July 19, 2023.

Signature

7.19.23
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 19, 2023.

Notary's Signature

My Commission Expires: 03/25/2025

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY