Karen Johnson Davidson County
Batch# 1029414 DEEDQC
07/21/2023 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230721-0056375

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)
Michael Reed and
Margaret Reed, Trustee
8355 Saint Danasus Drive
Nashville, TN 37211

Send Tax Bills To
Same

Map-Parcel No.
173 09 0A 271.00

Quitclaim Deed to Trustee

Grantor: Michael Reed and Margaret Reed, Husband and Wife
Grantee: Michael Reed and Margaret Reed, Trustee of the Revocable Trust Agreement of Michael Reed and Margaret Reed, dated July 18, 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. 208 on the plan of Lenox Village, Phase "E", as of record in Instrument No. 20040109-0003952, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Reed and Margaret Reed, husband and wife, by deed from Frank T. Sossi and wife, Phyllis A. Sossi, of record in Instrument No. 20200721-0080113, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 8355 Saint Danasus 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.

Michael Reed, Grantor

Margaret Reed, Grantor

State of Tennessee
County of Sumner

On July 18, 2023, before me personally appeared Michael Reed, 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.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On July 18, 2023, before me personally appeared Margaret Reed, 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: 7/21/2026

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

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

Michael Reed, Trustee
Grantee

Sworn to and subscribed before me on July 18, 2023.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON 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 July 18, 2023.

Signature

7/18/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 18, 2023.

Notary's Signature
My Commission Expires: 11/19/25

SARAH CHAPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER