Karen Johnson Davidson County
Batch# 1036151 DEEDQC
08/08/2023 02:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230808-0061506

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.**
Joan M. Beeler, Trustee 790 Westcott Lane Nolensville, TN 37135	Same	187 05 0A 046.00

Quitclaim Deed to Trustee

Grantor: Joan M. Beeler
Grantee: Joan M. Beeler, Trustee of the Revocable Trust of Joan M. Beeler, dated July 28, 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 ~~Franklin~~ Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 as shown on the Plan of Burkitt Springs, Phase 4A, of record as Instrument No. 20151203-0121974, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan M. Beeler by deed from Toni Lynnette Lewis, of record in Instrument No. 20210601-0072800, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 790 Westcott Lane, Nolensville, TN 37135

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.

Joan M. Beeler
Grantor

State of Tennessee
County of Sumner

On July 28, 2023, before me personally appeared Joan M. Beeler, 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.

Joan M. Beeler, Trustee
Grantee

Sworn to and subscribed before me on July 28, 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 28, 2023.

Signature

7/28/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 28, 2023.

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

SARAH CHAPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER