Karen Johnson Davidson County
Batch# 1039333 DEEDQC
08/17/2023 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230817-0064092

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.**
Frederick Kenneth Humphreys and Rebecca Duke Humphreys, Trustee 2932 Brantley Dr. Antioch, TN 37013	Same	150 05 0 284.00

Quitclaim Deed to Trustee

Grantor: Frederick K. Humphreys and wife, Rebecca D. Humphreys
Grantee: Frederick Kenneth Humphreys and Rebecca Duke Humphreys, Trustee of the Revocable Trust of Frederick Kenneth Humphreys and Rebecca Duke Humphreys, dated August 16, 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:

Being Lot No. 259, Section 8, Cherry Hills, as of record in Book 4660, page 50, 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 Frederick K. Humphreys and wife, Rebecca D. Humphreys by deed from Vernon L. McNeal and wife, Patricia B. McNeal, of record in Book 6962, Page 222, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2932 Brantley Dr., Antioch, TN 37013.

Frederick K. Humphreys and Frederick Kenneth Humphreys are one in the same person. Rebecca D. Humphreys and Rebecca Duke Humphreys are one in the same person.

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.

Frederick K. Humphreys, Grantor

Rebecca D. Humphreys, Grantor

State of Tennessee
County of Sumner

On August 16, 2023, before me personally appeared Frederick K. Humphreys, 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.

Pati K Bedwell

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On August 16, 2023, before me personally appeared Rebecca Duke Humphreys, Grantor who is known by me or who proved to me on the basis of satisfactory evidence to be the person who made her mark on the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell

Notary Public

4/26/2027

My commission expires:

PATI K. BEDWELL 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.

Frederick K Humphreys

Frederick Kenneth Humphreys, Trustee
Grantee

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

Pati K Bedwell

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Chapman, 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 August 16, 2023.

Signature

8/16/2023

Date

State of Tennessee
County of Sumner

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

Pati K. Bedwell

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

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER