Karen Johnson Davidson County
Batch# 1045655 DEEDQC
09/01/2023 02:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230901-0068972

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.**
Katherine Toinette Williams, Trustee 145 Virginia Drive Portland, TN 37148	Same	106 12 0 024.00

Quitclaim Deed to Trustee

Grantor: Katherine Toinette Williams
Grantee: Katherine Toinette Williams, Trustee of the Irrevocable Trust of Margaret Lynn Seagraves, dated February 10, 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. 17 on the Plat of Murfreesboro Road Industrial Subdivision, Section Five, of record in Book 4595, page 124, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a concrete monument in the westerly margin of Wilhagan Drive, being the common corner of said Lot 17 and of Lot 18 in Section Four of said Subdivision; thence along the common line between said lots N. 64 deg. 25 min. W. 216.01 feet: thence N. 23 deg. 12 min. E. 42.25 feet; thence N. 25 deg. 51 min. E. 250.05 feet; thence N. 19 deg. 56 min. E. 62.32 feet to a point in the southerly margin of a roadway marked "Future Development"; thence along said roadway S. 51 deg, 59 min. E. 235.33 feet to a point at the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.27 feet to a point in the westerly margin of said Wilhagan Drive; thence along said margin southerly 275.0 feet to the point of beginning.

Being the same property conveyed to Katherine Toinette Williams by deed from Margaret L. Seagraves of record in Instrument Number 20230901-0068771, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 343 Wilhagan Road, Nashville, TN 37217.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

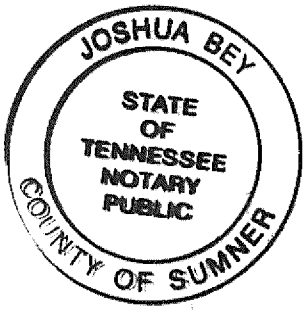
THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Katherine Toinette Williams, Grantor

State of Tennessee
County of Sumner

On September 1, 2023, before me personally appeared Katherine Toinette Williams, 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: 4/22/2026



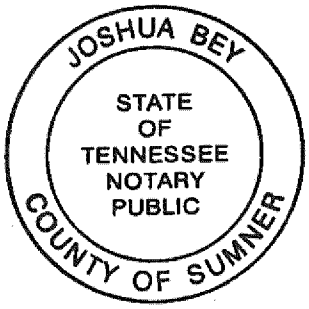
State of Tennessee
County of Sumner

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

Katherine Toinette Williams, Trustee
Grantee

Sworn to and subscribed before me on September 1, 2023.

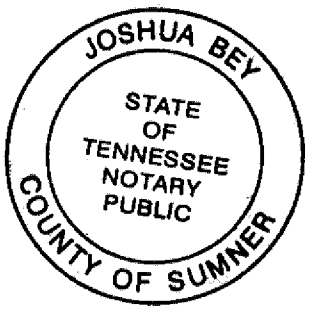
Notary Public
My commission expires: 4/22/2026



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 September 1, 2023.

Signature
9/1/2023
Date



State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 1, 2023.

Notary's Signature
My Commission Expires: 4/22/2026