Karen Johnson Davidson County
Batch# 1053393 DEEDQC
09/25/2023 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230925-0074841

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)
Thad Inzer Vann and
Lynn Abston Vann, Trustee
3529 Richardson Avenue
Nashville, TN 37205

Send Tax Bills To
Same

Map-Parcel No.
104 10 0C 001.00

Quitclaim Deed to Trustee

Grantor: Thad Vann and Lynn Vann, Husband and Wife
Grantee: Thad Inzer Vann and Lynn Abston Vann, Trustee of the Revocable Trust of Thad Inzer Vann and Lynn Abston Vann, dated September 20, 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 Unit C-1, as shown on the plan entitled Elmington Condominium Revised, of record in Plat Book 4660, page 60, 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 Thad Vann and Lynn Vann, husband and wife, by deed from Margie Bingham, of record in Instrument No. 20170717-0071297, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3529 Richardson Avenue, Nashville, TN 37205

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.

Thad Vann, Grantor

Lynn Vann, Grantor

State of Tennessee
County of Sumner

On September 20, 2023, before me personally appeared Thad Vann, 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.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/2026

State of Tennessee
County of Sumner

On September 20, 2023, before me personally appeared Lynn Vann, 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.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/2026

* *

State of Tennessee
County of Sumner

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

Thad Inzer Vann, Trustee
Grantee

Sworn to and subscribed before me on September 20, 2023.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/2026

* *

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 September 20, 2023.

Signature

9/20/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 20, 2023.

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

