Karen Johnson Davidson County
Batch# 1066419 DEEDQC
10/31/2023 08:56:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231031-0084849

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.**
Patricia M. Pitta, Trustee 580 Bay Point Drive Gallatin, TN 37066	Same	034 13 0 079.00

Quitclaim Deed to Trustee

Grantor: Patricia M. Pitta, an unmarried woman
Grantee: Patricia M. Pitta, Trustee of the Revocable Trust of Patricia M. Pitta, dated October 27, 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 16, Block A, as shown on the map entitled Eastlawn, of record in Plat Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 50 feet on the northerly margin of Welworth Street and extends back between parallel lines 120 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Patricia M. Pitta, by deed dated 09/05/2023 from David E. Pitta, of record in Instrument 20230905-0069249, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 163 Welworth Street Madison, TN 37115

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.

Patricia M Pitta

Patricia M. Pitta
Grantor

State of Tennessee
County of Sumner

On October 27, 2023, before me personally appeared Patricia M. Pitta, 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.

Patricia M. Pitta
Patricia M. Pitta, Trustee
Grantee

Sworn to and subscribed before me on October 27, 2023.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Wheeler, 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 October 27, 2023.

Jennifer Wheeler
Signature

10.27.23
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 27, 2023.

Notary's Signature
My Commission Expires: 7/21/2026

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER