Karen Johnson Davidson County
Batch# 1069620 DEEDQC
11/07/2023 03:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231107-0087184

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 Owners
Vann Hughes
131 Stoners Glen Drive
Hermitage, TN 37076

Send Tax Bills To
Same

Map-Parcel No.
094 00 0 031.00

Quitclaim Deed by Trustee

Grantor: Vann H. Hughes, Trustee of the Revocable Trust Agreement of Vann H. Hughes, dated June 23, 2023
Grantee: Vann Hughes

Grantor quitclaims and conveys to Grantee all of Grantor's 50% undivided 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 comprised of not less than 3.57 improved acres of real property which is generally identified as 1400 Lebanon Road, Nashville, Tennessee, 1312 Lebanon Road, Nashville, Tennessee. And 1400-A Lebanon Road, Nashville, Tennessee; all of which property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Nashville Truck subdivision of record in Book 7900, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Together with all rights under the twenty-five (25) foot perpetual; easement for ingress, egress and utility installation/construction set forth in Removal of easement and Establishment of New Easement, of record in Book 9131, Page 23, Register's Office for Davidson County, Tennessee and as set forth on the above plan of record.

Being the same 50% undivided interest in property conveyed to Vann H. Hughes, Trustee of the Revocable Trust Agreement of Vann H. Hughes, dated June 23, 2023, by deed from Vann Hughes, of record in Instrument No. 20230623-0048031, Register's Office for Davidson County, Tennessee.

The effect of this conveyance is to vest an undivided simple interest of fifty percent (50%) in the Grantee, who holds this partial interest as a joint tenant with right of survivorship with Cecelia Hughes.

This is improved property, known as: 1312 Lebanon Pike, Nashville, TN 37210.

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.

Vann H. Hughes, Trustee
Grantor

State of Tennessee
County of Sumner

On November 7, 2023, before me personally appeared Vann H. Hughes, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the Trustee of the Revocable Trust Agreement of Vann H. Hughes, dated June 23, 2023, for the purpose therein contained, by signing his name as Trustee.

Notary Public
My commission expires: 1.28.26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

* *

State of Tennessee
County of Sumner

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

Vann Hughes, Grantee

Sworn to and subscribed before me on November 7, 2023.

Notary Public
My commission expires: 1.28.26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

* *

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 November 7, 2023.

Signature

11.7.23
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 7, 2023.

Notary's Signature
My Commission Expires: 12/19/2023

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER