Karen Johnson Davidson County
Batch# 1070302 DEEDQC
11/13/2023 10:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0088043

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.**
Karen Elliott, Trustee 711 Glasgow Place Brentwood, TN 37027	Same	051 12 0 069.00

Quitclaim Deed to Trustee

Grantor: Dixie F. Rich
Grantee: Karen Elliott, Trustee of the Irrevocable Trust of Dixie F. Rich, dated November 8, 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 the southeasterly 25 feet of Lot #6 and the northwesterly 40 fee of Lot #7 on the Map of George G. Roth's Re-Subdivision of Lots #19 and #23, Montague Subdivision, not of record and described more particularly as follows:

Beginning at a point in the northeasterly margin of Due West Avenue, 332.5 feet southeasterly from the margin of Milliken Bend Road; thence northerly 200 feet to a point in the line of Lot #13; thence with the line of said lot, southeasterly 15 feet to a point; thence southwesterly 200 feet to the margin of Due West Avenue; thence with the margin of same northwesterly 65 fee to the point of beginning.

Being the same property conveyed to James M. Rich and wife, Dixie F. Rich, by deed from Thomas H. McCormack and wife, Sara S. McCormack, of record in Record Book 5155, Page 459, Register's Office for Davidson County, Tennessee.

James M. Rich and Dixie F. Rich were married in Detroit, Michigan in 1955. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James M. Rich in Nashville, Tennessee on March 30, 2022; and Dixie F. Rich conveys as surviving tenant by the entirety.

This is improved property, known as: 321 E. Due West Avenue, 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.

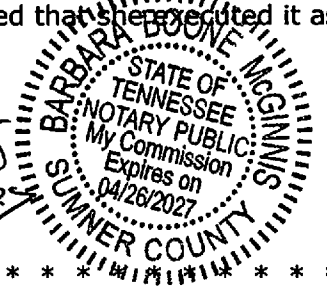
Dixie F. Rich, Grantor

State of Tennessee
County of Sumner

On November 8, 2023, before me personally appeared Dixie F. Rich, 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 that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

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

Karen Elliott

Karen Elliott, Trustee
Grantee

Sworn to and subscribed before me on November 8, 2023.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

* *

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 November 8, 2023.

Jennifer Berkon

Signature
Date 11/8/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 8, 2023.

Barbara Boone McGinnis

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

