Karen Johnson Davidson County
Batch# 1070302 DEEDQC
11/13/2023 10:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0088044

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)
Karen Elliott, Trustee
711 Glasgow Place
Brentwood, TN 37027

Send Tax Bills To
Same

Map-Parcel No.
043 14 0 158.00

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:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 of Block "B" on the Plan of Yowell Place, as of record in Book 974, page 61, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 5 and 6 front together 50 feet on the southerly side of Old Hickory Boulevard and extend back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to James Rich and wife, Dixie F. Rich, by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Record Book 4370, Page 217, 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: 802 Old Hickory Boulevard, 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

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

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

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

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

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY