Karen Johnson Davidson County
Batch# 1073839 DEEDQC
11/20/2023 03:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231120-0090342

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
Amy P. Greene, life tenant and remainderman and
Scott T. Perry, remainderman
1704 Welcome Lane
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
073 13 0 093.00

Quitclaim Deed

Grantor: Amy P. Greene, Trustee under the Revocable Trust Agreement of Margaret D. Perry, dated April 26, 2017.
Grantees: Amy P. Greene, life tenant and remainderman; Scott T. Perry, remainderman

Grantor quitclaims and conveys to Amy P. Greene, life tenant, for Grantor's life; with the remainder to Scott T. Perry and Amy P. Greene, as remainderman; 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 No. 117 on the Plan of Henderson Gardens, Section II, as of record in Book 2900, Page 101, Register's Office for said County. Said Lot fronts 124.2 feet on the south side of Welcome Lane and runs back 167.7 feet on the west line and 114.1 feet on the east line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Amy P. Greene, Trustee under the Revocable Trust Agreement of Margaret D. Perry, dated April 26, 2017, by deed from Margaret D. Perry, a widow, of record in Instrument Number: 20170523-0051218, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1704 Welcome Lane, Nashville, TN 37216.

The intended effect of this deed is to create a life estate in Grantor; and to vest the remainder interest in Scott T. Perry and Amy P. Greene, as remaindermen.

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.

Amy P. Greene, Trustee, Grantor

State of Tennessee
County of Sumner

On November 20, 2023, before me personally appeared Amy P. Greene, 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.

Notary Public
My commission expires: 11/19/25

SARAH CHAPMAN
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.

Amy P. Greene, Grantee

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

Notary Public
My commission expires: 11/19/25

SARAH CHAPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Chapman, 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 20, 2023.

Signature

11/20/23
Date

State of Tennessee
County of Sumner

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

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