Karen Johnson Davidson County
Batch# 1073839 DEEDQC
11/20/2023 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231120-0090343

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
1704 Welcome Lane
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
073 13 0 093.00

Quitclaim Deed

Grantor: Scott T. Perry, a married man
Grantee: Amy P. Greene

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 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, life tenant, remainderman; Scott T. Perry, remainderman by deed from Amy P. Greene, Trustee under the Revocable Trust Agreement of Margaret D. Perry, dated April 26, 2017, of record in Instrument Number: 202311200090342, Register's Office for Davidson County, Tennessee.

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

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.

Scott T. Perry, Grantor

State of Tennessee
County of Sumner

On November 20, 2023, before me personally appeared Scott T. Perry, 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 he executed it as his free act and deed.

Notary Public
My commission expires: 11/19/25

SARAH CHAPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Brenda Perry, Grantor

Brenda Perry, wife of Scott T. Perry, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On November 20, 2023, before me personally appeared Brenda Perry, 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: 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 affirm that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on November 20, 2023.

Signature

State of Tennessee, County of Sumner

On November 20, 2023, before me personally appeared Sarah Chapman, 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: 4/26/2027

