Karen Johnson Davidson County
Batch# 1082536 DEEDQC
12/15/2023 10:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231215-0096855

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)
Martha J. Bates and
Lawrence H. Phelps, Trustee
2128 Golden Oak Lane
Madison, TN 37115

Send Tax Bills To
Same

Map-Parcel No.
051 14 0A 030.00

Quitclaim Deed to Trustee

Grantor: Martha J. Bates
Grantee: Martha J. Bates and Lawrence H. Phelps, Trustee of the Revocable Trust of Martha J. Bates, dated December 12, 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 Lot No. 30, on the Plan of Final Subdivision Plat Oakwood Estates, of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Martha J. Bates, by deed from George Dunn d/b/a George Dunn Contractors, of record in Instrument No. 20001016-0102484, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2128 Golden Oak Lane, 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.

Martha J. Bates

Martha J. Bates, Grantor

State of Tennessee
County of Sumner

On December 12, 2023, before me personally appeared Martha J. Bates, 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.

Martha J. Bates

Martha J. Bates, Trustee
Grantee

Sworn to and subscribed before me on December 12, 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 December 12, 2023.

Jennifer Berkon

Signature
Date 12/12/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 12, 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