Karen Johnson Davidson County
Batch# 1091319 DEEDQC
01/12/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240112-0002878

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)
James Patrick McCarthy and
Victoria Harris McCarthy, Trustee
106 Wellington Park Court
Nashville, TN 37215

Send Tax Bills To
Same

Map-Parcel No.
096 09 0 211.00

Quitclaim Deed to Trustee

Grantor: James P. McCarthy and Victoria H. McCarthy, Husband and Wife
Grantee: James Patrick McCarthy and Victoria Harris McCarthy, Trustee of the Revocable Trust of James Patrick McCarthy and Victoria Harris McCarthy, dated January 2, 2024

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. 85 on the Plan of Twin Lawn Subdivision of record in Book 2331, page 9, Register's Office for said County, and more particularly described as follows:

Said Lot No. 85 fronts 75 feet on the southerly side of Lakeland Drive and runs back between lines 143.4 feet on the westerly side and 143.8 feet on the easterly side to a dead line in the rear and measures 82 feet on said dead line.

Being the same property conveyed to James P. McCarthy and Victoria H. McCarthy, husband and wife, by deed from A. L. Kennedy and wife, Madlyn H. Kennedy, of record in Book 4978, Page 355, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2833 Lakeland Drive, Nashville, TN 37214.

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.

James P. McCarthy, Grantor

Victoria H. McCarthy, Grantor

State of Tennessee
County of Sumner

On January 2, 2024, before me personally appeared James P. McCarthy, 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: 7/21/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On January 2, 2024, before me personally appeared Victoria H. McCarthy, 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: 7/21/26

CHRIS JOHNSON STATE OF 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.

James Patrick McCarthy, Trustee
Grantee

Sworn to and subscribed before me on January 2, 2024.

Notary Public
My commission expires: 7/21/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

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 January 2, 2024.

Signature

1/2/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on January 2, 2024.

Notary's Signature
My Commission Expires: 7/21/26

