Karen Johnson Davidson County
Batch# 1091319 DEEDQC
01/12/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240112-0002879

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 14 0 012.00

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:

Being Lot No. 313 on the Map of Cloverhill, Section No. VII, as of record in Book 2133, Page 92, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Bealwood Drive at the corner of Lots 313 and 416; thence with the line between said lots, northerly 112 feet to a corner of Lot 314; thence with the line between lots 314 and 313, westerly 114.7 feet to the east margin of Braidwood Drive; thence with the margin of the same southerly 126.72 feet to the beginning of a curve; thence around said curve southeasterly 31.42 feet to the north margin of Bealwood Drive; thence with the margin of the same easterly 100 feet to the point of beginning.

Being the same property conveyed to James P. McCarthy and Victoria H. McCarthy, husband and wife, by deed from Michael E. Phipps, of record in Instrument No. 20020823-0102396, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 731 Braidwood 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

