Karen Johnson Davidson County
Batch# 1091319 DEEDQC
01/12/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240112-0002881

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)	**Send Tax Bills To**	**Map-Parcel No.**
James Patrick McCarthy and Victoria Harris McCarthy, Trustee 106 Wellington Park Court Nashville, TN 37215	Same	063 12 0 019.00

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:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 19 on the Plan of Southfork, Section Two, of record in Plat Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James P. McCarthy and Victoria H. McCarthy, husband and wife, by deed from Mary K. Ward, unmarried, of record in Instrument No. 20080917-0095136, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4520 South Trace Boulevard, Old Hickory, TN 37138.

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

11/2/2024
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

