Karen Johnson Davidson County
Batch# 1105322 DEEDQC
02/28/2024 02:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240228-0013689

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**
Shannon W. King and
Cindy W. Philipi
504 Danville Point
Brentwood, TN 37027

**Send Tax Bills To**
Same

**Map-Parcel No.**
171 03 0C 008.00

## Quitclaim Deed to Trustee

Grantor: Martha H. Williams (unmarried)
Grantee: Shannon W. King and Cindy W. Philipi, Trustee of the Revocable Trust Agreement of Martha H. Williams, dated February 21, 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. 245 on the Plan of Section %C, Fredericksburg of record in Book 7900, page 509, amended in Book 9700, page 48, Register's Office for said County.

SAID Lot No. 245 fronts 79.27 feet on the broken easterly margin of Danville Point and extends back 130.22 feet on the northerly line and 90.90 feet on the southerly line to a broken line in the rear, measuring 87.06 feet thereon.

Being the same property conveyed to Martha H. Williams by deed from Richard C. Holland and wife, Donna C. Holland, of record in Instrument No. 20011016-0112787, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 504 Danville Point, Brentwood, TN 37027.

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 H. Williams by Shannon King
Martha H. Williams, Grantor, by Attorney-in-Fact

State of Tennessee
County of Sumner

On February 21, 2024, personally appeared before me, Shannon W. King, 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 as attorney-in-fact for Martha H. Williams, and who acknowledged that she executed the same as the free act and deed of Martha H. Williams.

Jennifer Lauren Burkon
Notary Public
My commission expires: 12/27/2027

JENNIFER LAUREN BURKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Shannon King

Shannon W. King, Trustee
Grantee

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me on February 21, 2024.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/27/2027

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**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 February 21, 2024.

Jennifer Berkon

Signature

2/21/2024

Date

SARAH CHAPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 21, 2024.

Sarah Chapman

Notary's Signature
My Commission Expires: 11/19/25