Karen Johnson Davidson County
Batch# 1106620 DEEDQC
03/01/2024 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014526

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 LeRoy Raver and Alice Weisburd Raver, Trustee 7220 Magnolia Hills Drive Nashville, TN 37221	Same	155-12-A-21

Quitclaim Deed to Trustee

Grantor: James L. Raver and Alice W. Raver, Husband and Wife
Grantee: James LeRoy Raver and Alice Weisburd Raver, Trustee of the Revocable Trust of James LeRoy Raver and Alice Weisburd Raver, dated March 1, 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. 21 on the Plan of Final Plat, Magnolia Hills, of record in Plat Book 7900, Page 782, and amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James L. Raver and Alice W. Raver by deed from South Harpeth Construction Company, Inc., of record in Book 9819, Page 502 Register's Office for Davidson County, Tennessee.

James L. Raver and James LeRoy Raver is one and the same person.

Alice W. Raver and Alice Weisburd Raver is one and the same person.

This is improved property, known as: 7220 Magnolia Hills Drive, Nashville, TN 37221

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 L. Raver, Grantor

Alice W. Raver, Grantor

State of Tennessee
County of Sumner

On, March 1, 2024, before me personally appeared, James L. Raver, 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, March 1, 2024, before me personally appeared, Alice W. Raver, 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 LeRoy Raver

James LeRoy Raver, Trustee
Grantee

Sworn to and subscribed before me on March 1, 2024

Notary Public

My commission expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Wheeler, 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 March 1, 2024

Jennifer Wheeler
Signature

3.1.24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 1, 2024

Notary's Signature

My Commission Expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER