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.**
Rhea H. Borzak, Trustee 1503 Woodland Street Nashville. TN 37206	Same	083 09 0 404.00

Quitclaim Deed to Trustee

Grantor: Rhea H. Borzak, a widow
Grantee: Rhea H. Borzak, Trustee of the Revocable Trust of Rhea H. Borzak, dated March 12, 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. 13 in the Subdivision of the Lindsley 29-acre tract, a plat of which is of record in Book 57, page 66, 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 Robert A. Borzak and wife, Rhea H. Borzak by deed from Randolph Hillman and wife, Janet L. Hillman, of record in Book 6714, Page 623, Register's Office for Davidson County, Tennessee.

Robert A. Borzak and Rhea H. Borzak were married on May 29, 1983. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Robert A. Borzak on April 20, 2023; and Rhea H. Borzak conveys as surviving tenant by the entirety.

This is improved property, known as: 1503 Woodland Street, Nashville. TN 37206.

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.

Rhea H. Borzak
Grantor

Karen Johnson Davidson County
Batch# 1110491 DEEDQC
03/13/2024 08:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240313-0017324

State of Tennessee
County of Sumner

On March 12, 2024, before me personally appeared Rhea H. Borzak, 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.

Barbara Boone McGinnis
____
Notary Public
My commission expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

State of Tennessee
County of Sumner

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

Rhea H. Borzak
____
Rhea H. Borzak, Trustee
Grantee

Sworn to and subscribed before me on March 12, 2024.

Barbara Boone McGinnis
____
Notary Public
My commission expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

TRUE Copy Certification

I, Sarah Marlett, 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 12, 2024.

Sarah Marlett
____
Signature
3/12/24
____
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 12, 2024.

Barbara Boone McGinnis
____
Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY