Karen Johnson Davidson County
Batch# 1113031 DEEDQC
03/20/2024 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019258

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)**
Don Garry Rose and Kathy Ann Rose, Trustee
128 Del Crest Drive
Nashville, TN 37217

**Send Tax Bills To**
Same

**Map-Parcel No.**
136 07 0 080.00

## Quitclaim Deed to Trustee

Grantor: Kathy Ann Upchurch Batts
Grantee: Don Garry Rose and Kathy Ann Rose, Trustee under the Revocable Trust of Don Garry Rose and Kathy Ann Rose, dated March 20, 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 130, Priest Lake Park, Section III, as of record in Book 4460, Page 5, Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Ann Upchurch Batts by deed from Gary Ray Batts, of record in Book 7556, Page 416, Register's Office for Davidson County, Tennessee.

Kathy Ann Upchurch Batts and Kathy Ann Rose is one and the same person.

This is improved property, known as: 128 Del Crest Drive, Nashville, TN 37217.

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.

Kathy Ann Upchurch Batts, Grantor

Don Garry Rose, Grantor

Don Garry Rose, husband of Kathy Ann Rose, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which he now has or may acquire in the future by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On March 20, 2024, before me personally appeared Kathy Ann Upchurch Batts, nka Kathy Ann Rose, 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.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/26

State of Tennessee
County of Sumner

On March 20, 2024, personally appeared before me, Don Garry Rose, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/26

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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.

Kathy Ann Rose, Trustee
Grantee

Sworn to and subscribed before me on March 20, 2024.

Notary Public
My commission expires: 7/21/24

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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**TRUE Copy Certification**

I, Jennifer Wheeler, do hereby affirm that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Wheeler 3.20.24

Signature

State of Tennessee, County of Sumner

On March 20, 2024, before me personally appeared Jennifer Wheeler, with whom I am personally acquainted or who proved to me on 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: 7/2/26

