Karen Johnson Davidson County
Batch# 1120970 DEEDQC
04/09/2024 12:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240409-0025145

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Anya E. Lockert-Young and DeManuel A. Lockert 967 General George Patton Road Nashville, TN 37221	Same	072 16 0 034.00

Quitclaim Deed by Successor Trustee

Grantor: Anya E. Lockert-Young, Successor Trustee of the Revocable Trust of Juanita D. Lockert, dated April 21, 2020
Grantee: Anya E. Lockert-Young and DeManuel A. Lockert

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. 46 on the Plan of Burchwood Gardens, Section Two, as of record in book 2900, page 66, Register's Office for said County.

SAID Lot No. 46 fronts 84 feet on the southerly side of Berkshire Drive and extends back 186.28 feet on the easterly line and 171.95 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Juanita D. Lockert, Trustee of the Revocable Trust of Juanita D. Lockert, dated April 21, 2020, by deed from Juanita D. Lockert, of record in Instrument No 20200424-0043045, Register's Office for Davidson County, Tennessee.

Juanita D. Lockert, the initial Trustee, died on February 20, 2024. Anya E. Lockert-Young is named in the Trust Agreement as Successor Trustee. The Revocable Trust of Juanita D. Lockert had not been revoked prior to Juanita D. Lockert's death on February 20, 2024.

This is improved property, known as: 1908 Berkshire Drive, Nashville, TN 37216.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC 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.

Anya E. Lockert-Young, Trustee
Grantor

State of Tennessee
County of Sumner

On April 9, 2024, before me personally appeared Anya E. Lockert-Young, 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 herself to be the Trustee under the Revocable Trust Agreement of Juanita D. Lockert, dated April 21, 2020, for the purpose therein contained, by signing her name as Trustee.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON
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.

DeManuel A. Lockert, Grantee

Sworn to and subscribed before me on April 9, 2024.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON
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 April 9, 2024.

Signature
Date 4/9/2024

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 9, 2024.

Notary's Signature
My Commission Expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY