Karen Johnson Davidson County
Batch# 1120970 DEEDQC
04/09/2024 12:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240409-0025146

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.**
Nina C. Lockert 352 Parmley Lane Nashville, TN 37207	Same	049 10 0A 090.00

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: Nina C. 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. 90 on the Plan of Parmley Cove, Phase One, of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

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 20221010-0110976, 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 The Revocable Trust of Juanita D. Lockert had not been revoked prior to Juanita D. Lockert's death on February 20, 2024.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: 352 Parmley Lane, Nashville, TN 37207.

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.

Nina C. Lockert, Grantee

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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

Notary Public
My commission expires: 12/27/2027

* *

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