Karen Johnson Davidson County
Batch# 1126155 DEEDQC
04/23/2024 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240423-0029261

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.**
Jacqueline Kay Ferrell, Trustee 567 Lockwood Court Nashville, TN 37214	Same	107 04 0 023.00

Quitclaim Deed to Trustee

Grantor: Jana Rae Ferrell, (unmarried)
Grantee: Jacqueline Kay Ferrell, Trustee of the Irrevocable Trust of Jana R. Ferrell, dated April 23, 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. 40 on the Plan of Larkwood, as of record in Book 2900, Page 144, Register's Office for said County, and described as follows:

Beginning at a point in the South margin of Lockwood Court, as the corner of Lots 39 and 40; thence south with the line between said Lots, 178.41 feet; thence southeasterly with the line between Lots 37 and 40, 114.64 feet to a monument; thence northeasterly with the line between Lots 56 and 40, 133.4 feet to a monument; thence with the line between Lots 40 and 41, northwesterly 186 feet to a point in the southeasterly margin of Lockwood Court; thence with said Court, southwesterly 30.54 feet to the point of beginning.

Being the same property conveyed to Jana Rae Ferrell, unmarried, of record in Instrument No. 20060123-0008479, Register's Office for Davidson County, Tennessee.

Jana Rae Ferrell and Jana R. Ferrell is one and the same person.

This is improved property, known as: 567 Lockwood Court, Nashville, Tennessee 37214.

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

Jana Rae Ferrell

Jana Rae Ferrell, Grantor

State of Tennessee
County of Sumner

On April 23, 2024, personally appeared before me, Jana Rae Ferrell, 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.

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.

Jacqueline Kay Ferrell

Jacqueline Kay Ferrell, Trustee
Grantee

Sworn to and subscribed before me on April 23, 2024

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027

BARBARA BOONE McGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY

* *

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 April 23, 2024.

Jennifer Wheeler
Signature

4.23.24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 23, 2024.

Barbara Boone McGinnis
Notary's Signature

My Commission Expires: 4/26/2027

