Karen Johnson Davidson County
Batch# 1129388 DEEDQC
05/01/2024 08:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240501-0031592

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.**
Deborah R. Doyle, Trustee 3888 New Highway 96W Franklin, TN 37064	Same	127 00 0 211.00

Quitclaim Deed to Trustee

Grantor: Deborah Doyle (unmarried)
Grantee: Deborah R. Doyle, Trustee of the Lawton/Doyle Trust Agreement of dated December 10, 2017, amended and restated May 15, 2019

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. 21 on the Plan of Saddle Ridge, Section Two, of record in Book 5200, Page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northern margin of Steeplechase Court; thence running North 48° 39' 55" East, a distance of 535.45 feet to a point; thence continuing through said point, running a distance of 155 feet, more or less, to a point; thence running South 39° 50' 22" East, a distance of 275.0 feet to a point, said point being a common corner with Lot 20; thence running along the common boundary with said Lot 20, running South 39° 38' 45" East, a distance of 627.49 feet to a point, said point being on the northern margin of Steeplechase Lane; thence continuing along the margin of said Steeplechase Lane, a distance of 112.17 feet to a point; thence continuing through said point and around a curve to the right with a radius of 25 feet, a distance of 30.95 feet to a point, said point being on the eastern margin of Steeplechase Court; thence continuing along the margin of said Steeplechase Court, a distance of 172.63 feet to a point; thence continuing through said point along the margin of Steeplechase Court, a distance of 19.22 feet to a point; thence continuing through said point and around a curve to the right with a radius of 100 feet, a distance of 58.37 feet to a point; thence around a curve to the left with a radius of 50 feet, a distance of 59.94 feet, said point being a point of beginning.

Being the same property conveyed to Deborah Doyle by deed from Willie K. Davis, of record in Record Book 6091, Page 17, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7701 Steeplechase Court, Nashville, TN 37221.

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

Deborah Doyle, Grantor

State of Tennessee
County of Sumner

On April 26, 2024, personally appeared before me, Deborah Doyle, 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: 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.

Deborah R. Doyle, Trustee
Grantee

Sworn to and subscribed before me on April 26, 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 26, 2024.

Signature

Date 4/26/2024

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 26, 2024.

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