Karen Johnson Davidson County
Batch # 1130170 DEEDWARR
05/02/2024 02:20:33 PM 4 pgs
Fees: $23.00 Taxes: $1,122.95
20240502-0032339

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY.
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
FILE NO. M6823KB

FROM: NANCY A. ARMETTA AND HUSBAND, STEPHEN B. QUBECK

TO: ADANTA QUBECK AND TAZIO QUBECK, TRUSTEES OF THE STEPHEN B. QUBECK AND NANCY A. ARMETTA MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED November 16, 2023

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---($10.00)---DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, NANCY A. ARMETTA AND HUSBAND, STEPHEN B. QUBECK, have bargained and sold, and by these presents, do transfer and convey unto the said ADANTA QUBECK AND TAZIO QUBECK, TRUSTEES OF THE STEPHEN B. QUBECK AND NANCY A. ARMETTA MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED November 16, 2023, its successors and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being described according to a survey made by S. H. Hutchison, dated October 10, 1970, as follows:

BEGINNING at a point in the Old Charlotte Road, a Southeasterly corner of the Bennett Land, black locust tree in line on Northerly side of said road; thence with the Smith line North 31 degrees West 100 feet to a point in the Old Forst Road; thence with said old road and the Smith line as follows from point to point; North 46 degrees West 214 feet; North 29 degrees 30 minutes West 229 feet; North 5 degrees 30 minutes West 169 feet; North 2 degrees East 169 feet; North 35 degrees East 99 feet; North 71 degrees East 78 feet; South 46 degrees East 171 feet; South 64 degrees 30 minutes East 132 feet; South 75 degrees East 99 feet; South 76 degrees East 148.5 feet; South 82 degrees East 58 feet; North 74 degrees East 132 feet; North 61 degrees East 140 feet, more or less to a point in the Old Foster Road and H. A. Bennett's East line; thence North 3 degrees 30 minutes East 795 feet to a stake with a small hickory pointer; thence South 58 degrees West 212 feet to a stake with a tan oak pointer; thence South 17 degrees West 198 feet to a stone pile; South 28 degrees West 177 feet to a tan oak; South 55 degrees 30 minutes West 105 feet to a red oak; South 74 degrees West 104 feet to a red oak; North 85 degrees West 138 feet to red oak; South 71

degrees 30 minutes West 185.5 feet to a large red oak; South 80 degrees West 88 feet to a large red oak at a fence; South 56 degrees 30 minutes West 198 feet to a large white oak near another fence; thence South 13 degrees West 348 feet more or less to center of Old Charlotte Road, large red oak in line on North margin of said road; thence with Old Charlotte Road as follows: South 37 degrees East 215 feet; South 53 degrees East 66 feet; South 69 degrees East 248 feet to a point in road; thence South 55 degrees East 100 feet to point of beginning, containing **10.85 Acres**, more or less.

This being the same property conveyed to Nancy A. Armetta and husband, Stephen B. Qubeck by Deed from Henry E. Bennett and wife, Patricia Lee Bennett and Mary Bennett, a single person dated May 29, 1987 of record in Deed Book 7256, Page 303, Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP 113, PARCEL 112.00

PROPERTY ADDRESS: 8214 OLD CHARLOTTE PIKE, PEGRAM, TN 37143

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ADANTA QUBECK AND TAZIO QUBECK, TRUSTEES OF THE STEPHEN B. QUBECK AND NANCY A. ARMETTA MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED November 16, 2023, its successors and assigns forever. And we do covenant with the said ADANTA QUBECK AND TAZIO QUBECK, TRUSTEES OF THE STEPHEN B. QUBECK AND NANCY A. ARMETTA MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED November 16, 2023, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend title to said land to ADANTA QUBECK AND TAZIO QUBECK, TRUSTEES OF THE STEPHEN B. QUBECK AND NANCY A. ARMETTA MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED December 16, 2023, against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 27 DAY OF February, 2024.

NANCY A. ARMETTA

STEPHEN B. QUBECK

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 27 day of February, 2024, before me personally appeared NANCY A. ARMETTA AND HUSBAND, STEPHEN B. QUBECK, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

DEANNA M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 8-2-27

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 303,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 27 day of February, 2024.

SEAL

DEANNA M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 8-2-27

NEW OWNER(S): ADANTA QUBECK AND TAZIO QUBECK, TRUSTEES OF THE STEPHEN B. QUBECK AND NANCY A. ARMETTA MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED November 16, 2023

ADDRESS: 2061 DUNMIRE HOLLOW RD
WAYNESBORO, TN, 38485-5041

SEND TAX BILLS TO:
ADANTA QUBECK
2061 DUNMIRE HOLLOW RD.
WAYNESBORO TN. 38485

MAIL RECORDED DOCUMENT TO:
STEPHEN QUBECK
126 REDBUD LN.
WAYNESBORO TN, 38485