THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Jeff Gossett and
Sherri Gossett, Trustee
5765 S. Lick Creek Road
Franklin, TN 37064

Send Tax Bills To
Same

Map-Parcel No.
Map 173
Parcel 038.00

Karen Johnson Davidson County
Batch# 1141012 DEEDQC
05/30/2024 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240530-0040244

Quitclaim Deed to Trustee

Grantor: Alma Fox Gossett
Grantee: Jeff Gossett and Sherri Gossett, Trustee of the Irrevocable Trust of Alma Gossett, dated March 22, 2023

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:

Being in the 5th formerly the 7th Civil District of said County, and State, and described according to a copy of a survey dated Nov. 12, 1956, by Hickerson-Miller Engineers, Surveyors, as follows:

BEGINNING at an iron pin in the east margin of Old Hickory Boulevard, the south corner of the Clark Property; thence with Clark's easterly line North 25° 41′ East 98 feet to an iron pin in the southwest corner of the Simpson Property; thence with Simpson's South line along a fence, South 86° 58′ East 780 feet to an iron pin in the corner of the Older Roller Place; thence along with west line of said Old Holler Place, along a fence; South 2° 33; West 274.6 feet to the original southeast corner of the Gossett Property; as conveyed by deed in Book 1578, page 423, said Register's Office; thence with the south line of said conveyance (not along an old barbed wire fence) North 86° 38′ West 675 feet to an iron pin in the east margin of Old Hickory Boulevard; thence with he margin of the same North 33° 51′ West 240 feet more or less to the point of beginning, containing 4.9 acres more or less.

Being the same property conveyed to James Gossett and wife, Alma Fox Gossett by deed from Daisy Clark Gossett (a widow), of record in Record Book 2647, Page 497, Register's Office for Davidson County, Tennessee.

James Gossett, Sr. and Alma F. Gossett were married in Walker City, Georgia on June 14, 1950. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James Gossett, Sr. in Nashville, Tennessee on December 10, 2022; and Alma F. Gossett conveys as surviving tenant by the entirety.

This is improved property, known as: 14588 Old Hickory Blvd, Nashville, TN.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW 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.

Alma Fox Gossett by Frank Jeffrey Gossett attorney-in-fact
Alma Fox Gossett, Grantor by Attorney-In-Fact

State of Tennessee
County of Williamson

On March 22, 2023, before me personally appeared Frank Jeffrey Gossett, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Alma Fox Gossett, and who acknowledged that he executed the same as attorney-in-fact for Alma Fox Gossett.

Julie M. Letourney
Notary Public

My commission expires: 7/6/2026

JULIE M LETOURNEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

* *

State of Tennessee
County of Williamson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Jeff Gossett, Trustee
Grantee

Sworn to and subscribed before me on March 22, 2023.

Julie M. Letourney
Notary Public
My commission expires: 7/6/2026

JULIE M LETOURNEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

* *

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 March 22, 2023.

Jennifer Berkon
Signature

3/27/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 27, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

