Karen Johnson Davidson County
Batch # 1143805 DEEDQC
06/05/2024 03:22:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0042222

This Instrument Prepared By:
Thomas B. Cresswell, Jr.
Law Offices; TN BPR No. 006019
509 Baxter Lane
Nashville, TN 37220-2201
(615) 504-4558

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Map & Parcel Nos.:
Kathy L. Elmer-Ganus, Trustee **GANUS FAMILY REVOCABLE TRUST** **124 Dekewood Drive** **Old Hickory, TN 27138**	**Same**	**Map/Parcel: 64-01-53.00**

WHEREAS, on June 5, 2024, **Kathy L. Elmer-Ganus** created and established the **Ganus Family Revocable Trust** (**"The Trust"**) for purposes described in that certain Trust Agreement for Ganus Family Revocable Trust, which Trust Agreement is dated June 5, 2024; and

WHEREAS, Kathy L. Elmer-Ganus (as **"Grantor"**) desires to transfer the Property described in this Quitclaim Deed to The Trust; and

WHEREAS, the transfer of the Property is to be made to the Trustee of The Trust in keeping with Tennessee law;

THEREFORE, IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00) and for the purposes of conveying title to the Property (defined below) to the Trustee of The Trust to establish that the Property is to be held and administered in trust for the purposes of The Trust, **Kathy L. Elmer-Ganus** (**"GRANTOR"**) does hereby quitclaim and convey unto **KATHY L. ELMER-GANUS, TRUSTEE OF THE GANUS FAMILY REVOCABLE TRUST** dated June 5, 2024, including any amendments thereto (**"GRANTEE"**) and Grantee's heirs, representatives, and assigns, any and all of Grantor's right, title, and interest in and to the Property.

Said Property is conveyed without warranty and subject to the same limitations, restrictions, and encumbrances as may affect the Property, whether or not of record, which may include, but is not limited to, any and all applicable restrictions, easements and building set back lines as are shown in the records in the Register's Office for Davidson County in Nashville, Tennessee.

Wherever used herein, words denoting a number or gender shall be read in the number or gender as the context clearly implies. The words "Grantor" and "Grantee" shall include their respective heirs, personal representatives, successors and assigns where the context requires or clearly implies.

The Property is improved property commonly known as 124 Dekewood Drive, Old Hickory, Tennessee 37138.

IN WITNESS WHEREOF, Grantor has signed this Quitclaim Deed as of the 5 day of June 2024.

GRANTOR:
KATHY L. ELMER-GANUS

By: _____
Kathy L. Elmer-Ganus

Acknowledgement

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, a Notary Public in and for said County and State, personally appeared **Kathy L. Elmer-Ganus,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing her name thereto as her free act and deed.

WITNESS MY HAND and seal, this the 5th day of June 2024.

{SEAL}

_____
NOTARY PUBLIC

My Commission Expires: 03/09/2027

{Property Description and Affidavit of Consideration appear on following page}

ADRIENNE P. BOWLING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/09/2027 DAVIDSON COUNTY

EXHIBIT A

Property Description

Being Lot No. 5 on the Plan of BRANDYWINE PLACE, as of record in Plat Book 6250, Page 327, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Restrictive Covenants of record in Deed Book 6488, Page 764, and in Deed Book 8904, Page 855, Register's Office for said County.

This conveyance is subject to any and all existing easement and restrictions of record.

BEING THE SAME PROPERTY inherited by Kathy L. Elmer-Ganus, an unmarried woman, by virtue of previously owning the Property as the surviving tenant of a joint tenancy with right of survivorship (with Marjorie B. Elmer) and formalized and conveyed to **Kathy L. Elmer-Ganus**, an unmarried woman, by **Executors' Quitclaim Deed** from **Thomas B. Cresswell, Jr. and Equitable Trust Company as Co-Executors of the Estate of Marjorie B. Elmer**, deceased, which Executors' Quitclaim Deed is of record as Instrument No. 20240514-0035682, recorded on May 14, 2024 in the Register's Office for Davidson County, Tennessee.

Description Reference: The description above is the same as that used in the last deed to the Property prior to this transaction.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or true value, whichever is greater paid for the transfer of the Property described in this Deed is Zero and no/100 Dollars ($0.00).
Also EXEMPT pursuant to T.C.A § 67-4-409(a)(3)(F).

Kathy L. Elmer-Ganus

Kathy L. Elmer-Ganus

Sworn to and subscribed to before me on this the 5th **day of June 2024**

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/09/2027 DAVIDSON COUNTY

SEAL

Notary Public

My Commission Expires: 03/09/2027

ADRIENNE P. BOWLING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY