Karen Johnson Davidson County
Batch# 1144624 DEEDQC
06/07/2024 01:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240607-0042880

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.**
Susan K. Tuck, Trustee 7752 Poplar Ridge Drive Nashville, TN 37221	Same	141-6-A-066.00

Quitclaim Deed to Trustee

Grantor: Susan K. Tuck (unmarried)
Grantee: Susan K. Tuck, Trustee of the Revocable Trust Agreement of Susan K. Tuck, dated June 4, 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. 64 on the First Revision, Final Plat, Section Five, Poplar Ridge, A Planned Unit Development, of record in Plat Book 9700, Page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan K. Tuck, unmarried, by warranty deed from David Russell Turnbull, IV, and Patricia C.U. Turnbull, Joint Tenants, of record in Instrument No. 20010717 Page 0075945 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7752 Poplar Ridge Drive 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

Susan K. Tuck, Grantor

State of Tennessee
County of Sumner

On June 4, 2024, personally appeared before me, Susan K. Tuck, 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: 4/26/2027

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.

Susan K. Tuck, Trustee
Grantee

Sworn to and subscribed before me on June 4, 2024.

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

* *

TRUE Copy Certification

I, Samuel Cox, 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 June 4, 2024.

Signature

6-4-2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 4, 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