Karen Johnson Davidson County
Batch# 1151056 DEEDQC
06/26/2024 11:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240626-0047845

THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
James D. Gatlin, Trustee
108 Bryan House Drive
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
018-07-0-087.00

Quitclaim Deed to Trustee

Grantor: James Daniel Gatlin
Grantee: James D. Gatlin, Trustee of the Revocable Trust of James D. Gatlin, dated June 25, 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:

Beginning at a point in the southwesterly margin of Bryan House Drive at the common front corner of lots 22 and 23; thence with the line between said two lots southwesterly 138.0 feet to a point, said point being the common rear corner of lots 22, 23, and 24; thence with the line between lots 23 and 254 northwesterly 130.00 feet to a point in the southeasterly margin of Lucien Road; thence with the margin of the same northeasterly 113.0 feet to a point at the beginning of a curve to the right having a radius of 25.00 feet thence around said curve 39.27 feet to a point in the southwesterly margin of Bryan House Drive; thence with the margin of the same southeasterly 105.0 feet to the point of beginning.

Being the same property conveyed to James Daniel Gatlin and wife, Mary Delma Gatlin, by deed from Deborah Wimberly Collier, Trustee of the Flora Elise Keylon Wimberly Family Trust, of record in Instrument No. 20111005-0077152, Register's Office for Davidson County, Tennessee.

James Daniel Gatlin and Mary Delma Gatlin were married in Nashville, Tennessee on March 15th, 1954. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Mary Delma Gatlin in Nashville, Tennessee on January 22nd, 2024; and James Daniel Gatlin conveys as surviving tenant by the entirety.

This is improved property, known as: 108 Bryan House Drive, Goodlettsville, TN 37072.

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

James Daniel Gatlin, Grantor

State of Tennessee
County of Sumner

On June 25, 2024, personally appeared before me, James Daniel Gatlin, 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 he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

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

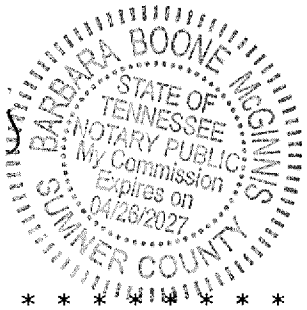
James Daniel Gatlin

James Daniel Gatlin, Trustee
Grantee

Sworn to and subscribed before me on June 25, 2024.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

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 25, 2024.

Signature
Date 6-25-2024

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 25, 2024.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

