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.**
Michael Chumney 3330 Dumas Drive Nashville, TN 37211	Same	133 07 0 153.00

Quitclaim Deed by Trustee

Grantor: Michael Chumney, Trustee of the Irrevocable Trust of Frances Chumney, dated April 28, 2023
Grantee: Michael Chumney

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. 122 on the Plan of Glencoe Acres, Section I, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 122 fronts 97.4 feet on the easterly margin of Dumas Drive and runs back between lines 177.2 feet on the northerly side and 116 feet on the southerly side to a broken line in the rear, measuring 131.9 feet on said broken line.

Being the same property conveyed to Michael Chumney, Trustee of the Irrevocable Trust of Frances Chumney, dated April 28, 2023, by deed from Frances Chumney, of record in Instrument Number 20230501-0031836, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3330 Dumas Drive, Nashville, TN 37211.

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.

Michael Chumney, Trustee
Grantor

Karen Johnson Davidson County
Batch# 1158518 DEEDQC
07/16/2024 11:45:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240716-0053388

State of Tennessee
County of Sumner

On July 16, 2024, before me personally appeared Michael Chumney, 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 himself to be the Trustee under Michael Chumney, Trustee of the Irrevocable Trust of Frances Chumney, dated April 28, 2023, for the purpose therein contained, by signing his name as Trustee.

Sarah Marlett
Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

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

Michael Chumney, Grantee

Sworn to and subscribed before me on July 16, 2024.

Sarah Marlett
Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Marlett, 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 July 16, 2024.

Sarah Marlett
Signature

7/16/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 16, 2024.

Hope Marie Campbell
Notary's Signature
My Commission Expires: 12/27/27

HOPE MARIE CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY