Karen Johnson Davidson County
Batch# 1159587 DEEDQC
07/18/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240718-0054229

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.**
Bobby Allen Lance, Trustee 609 New Hitt Lane Goodlettsville, TN 37072	Same	018 11 0 037.00

Quitclaim Deed to Trustee

Grantor: Bobby Allen Lance (unmarried)
Grantee: Bobby Allen Lance, Trustee of the Revocable Trust Agreement of Bobby Allen Lance, dated July 8, 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. 16 on the plan of Section One Charleston Square, of record in Book 4860, pages 37 and 38, Register's Office for said County.

SAID Lot No. 16 front 80.93 feet on the northerly margin of New Hitt Lane and extends back 182.8 fee on the easterly line and 172.8 feet on the westerly line to a dead line in the rear measuring 117.3 feet thereon.

Being the same property conveyed to Bobby Allen Lance by deed from Wanda Faye Lance of record in Record Book 7380, Page 753, as then quitclaimed to Bobby Allen Lance and wife, Rebecca Jean Lance, to create an estate by entirety in an to said tract of land, of record in Record Book 9900, Page 736, Register's Office for Davidson County, Tennessee.

Bobby Allen Lance and Rebecca Jean Lance were married on December 31, 1992. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Rebecca Jean Lance on July 29, 2022; and Bobby Allen Lance conveys as surviving tenant by the entirety

This is improved property, known as: 609 New Hitt Lane, 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

Bobby Allen Lance, Grantor

State of Tennessee
County of Sumner

On July 8, 2024, personally appeared before me, Bobby Allen Lance, 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.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/26

* *

State of Tennessee
County of Sumner

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

Bobby Allen Lance, Trustee
Grantee

Sworn to and subscribed before me on July 3, 2024.

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/26

* *

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 July 8, 2024.

Signature
Dated 7/8/2024

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 8, 2024.

Notary's Signature
My Commission Expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 July 8, 2024.

Signature

7/8/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 8, 2024.

Notary Public
My commission expires: 7/21/26

