Karen Johnson Davidson County
Batch# 1170528 DEEDQC
08/16/2024 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240816-0062861

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 Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Walton D. Plummer, Jr. and Judith A. Plummer, Trustee 1614 18th Avenue South Nashville, TN 37212	Same	104 08 0 261.00

Quitclaim Deed to Trustee

Grantor: Walton D. Plummer, Jr. and Judith A. Plummer, Husband and Wife
Grantee: Walton D. Plummer, Jr. and Judith A. Plummer, Trustee of the Revocable Trust of Walton D. Plummer, Jr. and Judith A. Plummer, dated February 15, 2019

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 part of Lot No. 58 in O.B. Hayes Rokeby Plan, of record in Book 21, page 87, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the east margin of 18th Avenue South, formerly Lamar or Jefferson Street, 60 feet southerly from the line separating Lots 58 and 55, in said Hayes Rokeby Plan and running thence eastwardly and parallel with the north margin of Lot No. 58, 157.9 feet, more or less, to a 15-foot alley; thence, southwardly with the west margin of said alley 60 feet; thence, westwardly 157.9 feet, more or less, to the east margin of said 18th Avenue South; thence, northwardly along the east margin of said 18th Avenue South 60 feet to the beginning.

Being the same property conveyed to Walton D. Plummer, Jr. and Judith A. Plummer, husband and wife, by deed from Walton D. Plummer, Jr., to create tenancy by the entirety, of record in Book 8728, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1614 18th Avenue South, Nashville, TN 37212.

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.

Walton D. Plummer, Jr., Grantor

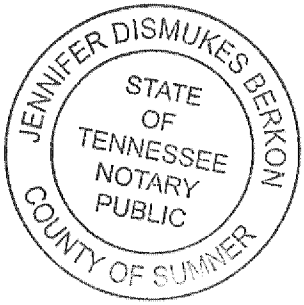
Judith A. Plummer, Grantor

State of Tennessee
County of Sumner

On August 5, 2024, before me personally appeared Walton D. Plummer, Jr., who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/27/2027

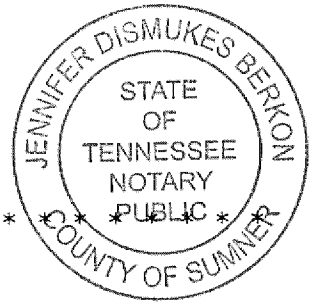


State of Tennessee
County of Sumner

On August 5, 2024, before me personally appeared Judith A. Plummer, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/27/2027



* *

State of Tennessee
County of Sumner

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

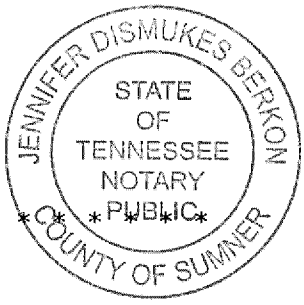
Walton D. Plummer, Jr.

Walton D. Plummer, Jr., Trustee
Grantee

Sworn to and subscribed before me on August, 2024.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/27/2027



* *

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 August 5, 2024.

Signature

8/14/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 14, 2024.

Notary's Signature
My Commission Expires: 12/27/27

