Karen Johnson Davidson County
Batch# 1181409 DEEDQC
09/13/2024 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070858

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
Melissa F. Davis
617 Sunnyslope Court
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
012-03-0-016.00

Quitclaim Deed to Trustee

Grantor: Hilda D. Cobb (unmarried)
Grantee: Melissa F. Davis, Trustee of the Irrevocable Trust Agreement of Hilda D. Cobb, dated September 13, 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:

Being Lot No. 21 on the plan of Grizzard Manor, Section Two, of record in Book 4660, Page 17, Register's Office for said county.

Said Lot No. 21 fronts 47.0 feet on the northerly margin of Sunnyslope Ct. and extends back 281.00 feet on the southeasterly line and 281.9 feet on the northwesterly line to a broken line in the rear, measuring 308.9 feet thereon.

Being the same property conveyed to Mickey R. Cobb and wife, Hilda D. Cobb by deed from Don L. Manor and wife, Virginia L. Manor, of record as Instrument Number 00004953-0000481, Register's Office for Davidson County, Tennessee.

Mickey R. Cobb and Hilda D. Cobb were married in Davidson County, Tennessee on December 22, 1962 At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Mickey R. Cobb in Goodlettsville Tennessee, on October 21, 2015; and Hilda D. Cobb conveys as surviving tenant by the entirety.

This is improved property, known as: 617 Sunnyslope Court, 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

Hilda D. Cobb

Hilda D. Cobb, Grantor

State of Tennessee
County of Sumner

On September 13, 2024, personally appeared before me, Hilda D. Cobb, 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: 7/21/26

CHRIS JOHNSON
STATE OF 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.

Melissa F. Davis, Trustee
Grantee

Sworn to and subscribed before me on September 13, 2024.

Notary Public

My commission expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

* *

202409130070858

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 September 13, 2024.

Signature

9-13-2024

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 13, 2024.

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

