Karen Johnson Davidson County
Batch# 1185183 DEEDQC
09/24/2024 07:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240924-0073805

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 Owner(s)
Charles H. Webb III and
Julia Anne McAlister Webb, Trustee
1005 Wilson Pike
Brentwood, TN 37027

Send Tax Bills To
Same

Map-Parcel No.
131 06 0E 307.00

Quitclaim Deed to Trustee

Grantor: Charles H. Webb III
Grantee: Charles H. Webb III and Julia Anne McAlister Webb, Trustee of the Revocable Trust of Charles H. Webb III and Julia Anne McAlister Webb, dated December 6, 2023

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 Unit No. 307, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase 1, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 931, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the second amendment to the aforementioned Master Deed in Book 6908, page 738.
>
> Being the same property conveyed to Charles H. Webb III, by deed from Gerald D. Lord and wife, Joan M. Lord, of record in Instrument No. 20161007-0106576, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as: 307 Boxmere Place, Nashville, TN 37215.

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.

Charles H. Webb III, Grantor

Julia Anne Webb, Grantor

Julia Anne Webb, wife of Charles H. Webb III, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On August 19, 2024, before me personally appeared Charles H. Webb III, 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.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On August 19, 2024, before me personally appeared Julia Anne Webb, 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: 12/27/2027

JENNIFER DISMUKES BERKON 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.

Charles H. Webb III, Trustee
Grantee

Sworn to and subscribed before me on August 19, 2024.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON 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 August 19, 2024.

Jennifer Berk
Signature

9/23/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 23, 2024.

Samuel Cox
Notary's Signature
My Commission Expires: 8-1-28

