Karen Johnson Davidson County
Batch# 1193754 DEEDQC
10/15/2024 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241015-0080002

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 Owners
Shannon W. King and
Cindy W. Philipi, Trustee
504 Danville Point
Brentwood, TN 37027

Send Tax Bills To
Same

Map-Parcel No.
171 03 0C 008.00

Quitclaim Deed by Trustee

Grantor: Shannon W. King and Cindy W. Philipi, Trustee of the Revocable Trust of Martha H. Williams, dated February 21, 2024
Grantee: Shannon W. King and Cindy W. Philipi, Trustee of the Irrevocable Trust of Martha H. Williams, dated February 21, 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. 245 on the Plan of Section 5C, Fredericksburg of record in Book 7900, page 509, amended in Book 9700, page 48, Register's Office for said County.

SAID Lot No. 245 fronts 79.27 feet on the broken easterly margin of Danville Point and extends back 130.22 feet on the northerly line and 90.90 feet on the southerly line to a broken line in the rear, measuring 87.06 feet thereon.

Being the same property conveyed to Shannon W. King and Cindy W. Philipi, Trustee of the Revocable Trust of Martha H. Williams, dated February 21, 2024, by deed from Martha H. Williams, of record in Instrument No. 20240228-0013689, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 504 Danville Point, Brentwood, TN 37027.

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.

Shannon W. King, Trustee
Grantor

Cindy W. Philipi, Trustee
Grantor

State of Tennessee
County of Williamson

On October 9th, 2024, before me personally appeared Shannon W. King, 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 herself to be the Trustee of the Revocable Trust of Martha H. Williams, dated February 21, 2024, for the purpose therein contained, by signing her name as Trustee.

Notary Public
My commission expires: July 17th 2027

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

State of Tennessee
County of Williamson

On October 9th, 2024, before me personally appeared Cindy W. Philipi, 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 herself to be the Trustee of the Revocable Trust of Martha H. Williams, dated February 21, 2024, for the purpose therein contained, by signing her name as Trustee.

Notary Public
My commission expires: July 17th 2027

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

* *

State of Tennessee
County of Williamson

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

Shannon W. ~~Philipi,~~ King Trustee
Grantee ~~King~~

Sworn to and subscribed before me on October 9th, 2024.

Notary Public
My commission expires: July 17th 2027

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 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 October 9, 2024.

Jennifer Berkon
Signature
Date 10/15/2024

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 15, 2024.

Notary's Signature
My Commission Expires: 8-1-2028

SAMUEL COX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY