Karen Johnson Davidson County
Batch# 1195009 DEEDQC
10/17/2024 11:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241017-0080603

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.**
Lauren Pachucki 179 Charleston Park Nashville, TN 37205	Same	116 08 0G 179.00

Quitclaim Deed

Grantor: Eleanor Pachucki (unmarried)
Grantees: Eleanor Pachucki, life tenant; Lauren Pachucki, remainderman

Grantor quitclaims and conveys to Eleanor Pachucki, for Grantor's life; with the remainder to Lauren Pachucki, as remainderman; 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. 179 on the Plan of Sugartree, Phase 3 (Revised) of record in Book 5050, pages 67 through 71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor Pachucki, by deed from Martin E. Fox, Trustee of the Bennett Thomas Trust, of record in Instrument No. 20140807-0071290, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 179 Charleston Park, Nashville, TN 37205.

The intended effect of this deed is to create a life estate in Grantor; and to vest the remainder interest in Lauren Pachucki, as remainderman.

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.

Eleanor Pachucki
Eleanor Pachucki, Grantor

State of Tennessee
County of Sumner

On October 16, 2024, before me personally appeared Eleanor Pachucki, 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.

Jennifer Dismukes Berkon
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.

Lauren Pachucki, Grantee

Sworn to and subscribed before me on October 16, 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 October 16, 2024.

Signature

10/16/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 16, 2024.

Notary's Signature
My Commission Expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER