Karen Johnson Davidson County
Batch# 1203134 DEEDQC
11/12/2024 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241112-0087483

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.**
Aubrey David McKinney and Karen Louise Grubbs, Trustee 7575 Bidwell Road Joelton, TN 37080	Same	008-00-0-127.00

Quitclaim Deed to Trustee

Grantor: Aubrey David McKinney and Karen Louise Grubbs, Husband and Wife
Grantee: Aubrey D. McKinney and Karen L. Grubbs, Trustee under the Revocable Trust Agreement of Aubrey D. McKinney and Karen L. Grubbs, dated November 8, 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 1, Lot Line Shift Grubbs-Fitzgerald Plat of record in Instrument No. 20160817-0086074, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said property.

Being the same property conveyed to Aubrey David McKinney and Karen Louise Grubbs by deed from Karen Louise Grubbs, of record in Instrument Number 20190513-0044365, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Louise Grubbs from Ima Jean Fitzgerald of record in Instrument No. 20170418-0037655, said Register's Office.

This is improved property, known as: 7575 Bidwell Road Joelton, TN 37080.

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.

Aubrey David McKinney, Grantor

Karen Louise Grubbs, Grantor

State of Tennessee
County of Sumner

On November 8, 2024, before me personally appeared Aubrey David McKinney, 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.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

On November 8, 2024, before me personally appeared Karen Louise Grubbs, 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.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER
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.

Aubrey David McKinney, Trustee
Grantee

JOSHUA R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me on November 8, 2024.

Notary Public
My commission expires: 04/26/27

* *

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 November 8, 2024.

Signature

11-8-2024

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 8, 2024.

Notary's Signature
My Commission Expires: 04/26/27

