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.**
William Oscar Grass 110 Ensley Ave. Old Hickory, TN 37138	Same	044 05 0 134.00

Quitclaim Deed by Successor Trustee

Grantor: William Oscar Grass, Successor Trustee of the Revocable Living Trust of Cynthia Lynnette Grass, dated December 20, 2022
Grantee: William Oscar Grass

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. 63 Rayon City Development Company, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Oscar Grass, Successor Trustee of the Revocable Living Trust of Cynthia Lynnette Grass, dated December 20, 2022, by deed from Cynthia Lynnette Grass, of record in Instrument Number 20230113-0003132 Register's Office for Davidson County, Tennessee.

Cynthia Lynette Grass and Cynthia Lynnette Grass are one and the same person.

Cynthia Lynette Grass, the initial Trustee, died on March 23, 2024. William Oscar Grass is named in the Trust Agreement as Successor Trustee. The Revocable Living Trust of Cynthia Lynnette Grass had not been revoked prior to Cynthia Lynnette Grass's death on March 23, 2024.

This is improved property, known as: 110 Ensley Ave., Old Hickory, TN 37138.

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.

William Oscar Grass, Trustee
Grantor

Karen Johnson Davidson County
Batch# 1208732 DEEDQC
11/27/2024 08:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241127-0092724

State of Tennessee
County of Sumner

On November 26, 2024, before me personally appeared William Oscar Grass, 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 himself to be the Trustee of the Revocable Living Trust of Cynthia Lynnette Grass, dated December 20, 2022, for the purpose therein contained, by signing his name as Trustee.

Sarah Marlett

Notary Public
My commission expires: 11/19/25

SARAH MARLETT 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.

William Oscar Grass, Grantee

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed before me on November 26, 2024.

Sarah Marlett

Notary Public
My commission expires: 11/19/25

* *

TRUE Copy Certification

I, Sarah Marlett, 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 26, 2024.

Sarah Marlett

Signature

11/26/24

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 26, 2024.

Hope Marie Campbell

Notary's Signature
My Commission Expires: 12/27/27

HOPE MARIE CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY