Karen Johnson Davidson County
Batch# 1212689 DEEDQC
12/05/2024 07:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094334

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

aAddress New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Samuel L. Beckman and Pamela M. Beckman, Trustee 3248 Thoroughbred Drive Hermitage, TN 37076	Same	124-00-0-114.00

Quitclaim Deed to Trustee

Grantor: Samuel L. Beckman and Pamela M. Beckman, Husband and Wife
Grantee: Samuel L. Beckman and Pamela M. Beckman, Trustee of the Revocable Trust Agreement of Samuel L. Beckman and Pamela M. Beckman, dated December 4, 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. 5, BRIDLE PATH SUBDIVISION, SECTION V, as shown on plat of record in Plat Book 9700, Page 212, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samuel L. Beckman and Pamela M. Beckman by deed from Robinson Construction Group, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20110603-0042613, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3248 Thoroughbred Drive, Hermitage, TN 37076.

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.

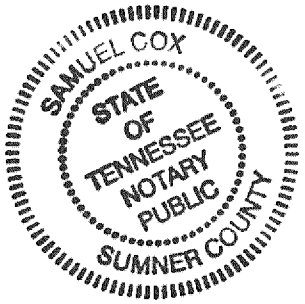
Samuel L. Beckman, Grantor

Pamela M. Beckman, Grantor

State of Tennessee
County of Sumner

On December 4, 2024, before me personally appeared Samuel L. Beckman, 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.

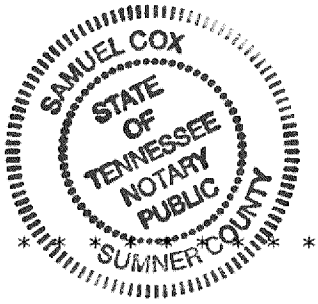
Notary Public
My commission expires: 8-1-2028



State of Tennessee
County of Sumner

On December 4, 2024, before me personally appeared Pamela M. Beckman, 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: 8-1-2028



* * * \

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 December 4, 2024.

Signature

12-4-2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 4, 2024.

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

