Karen Johnson Davidson County
Batch# 1213849 DEEDQC
12/10/2024 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095975

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.**
Alferd T. Offutt and Sara B. Offutt, Trustee 4784 Whites Creek Pike Whites Creek, TN 37189	Same	142-04-0A-105.00

Quitclaim Deed to Trustee

Grantor: Alferd T. Offutt and Sara B. Offutt, Husband and Wife
Grantee: Alferd T. Offutt and Sara B. Offutt, Trustee of the Revocable Trust Agreement of Alferd T. Offutt and Sara B. Offutt, dated December 10, 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:

Being Unit No. 105 in a Horizontal Property Regime located on the Plat for Belle Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alferd T. Offutt and Sara B. Offutt by deed from J. Edmond Freeman, Jr. and wife, Cynthia Freeman, of record as Instrument Number 00011091-0000148, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 214 Old Hickory Boulevard #105, Nashville, TN 37221.

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.

Alferd T. Offutt, Grantor

Sara B. Offutt, Grantor

State of Tennessee
County of Sumner

On December 10, 2024, before me personally appeared Alferd T. Offutt, 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

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

On December 10, 2024, before me personally appeared Sara B. Offutt, 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

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Sumner

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

Alferd T. Offutt, Trustee
Grantee

Sworn to and subscribed before me on December 10, 2024.

Notary Public
My commission expires: 8-1-2028

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

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 10, 2024.

Signature

12-10-2024

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 10, 2024.

Notary's Signature

My Commission Expires: 4/26/27

