Karen Johnson Davidson County
Batch# 1225640 DEEDQC
01/13/2025 09:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250113-0002349

THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Rachel Perdue Huber, Trustee
1494 Goshentown Road
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
042 01 0 031.00

Quitclaim Deed to Trustee

Grantor: Dolores G. Perdue, wife
Grantee: Rachel Perdue Huber, Trustee of the Irrevocable Trust of Dolores G. Perdue, dated December 16, 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. 34 on the Plan of Ozark Hills, as of record in Book 3700, page 20, and corrected in Book 3959, page 626, Register's Office for said County.

Said Lot No. 34 fronts 136.00 feet on the easterly side of Fonnic Drive, and extends back 348.65 feet on the northerly line and 307.80 feet on the southerly line, to a line in the rear on which it measures 124.38 feet.

Being the same property conveyed to Dolores G. Perdue, wife, by deed from J.J. Perdue, husband, of record in Instrument Number 20240814-0062226, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 812 Fonnic Drive, Nashville, TN 37207.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. All matters as shown on the plan of record in Book 3700, page 20, as corrected in Book 3959, page 626, said Register's Office.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7737, page 13, said Register's Office

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

Dolores G. Perdue

Dolores G. Perdue, Grantor

State of Tennessee
County of Sumner

On December 16, 2024, personally appeared before me, Dolores G. Perdue, 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.

Notary Public
My commission expires: 7/2/26

CHRIS JOHNSON 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.

Rachel Perdue Huber, Trustee
Grantee

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

Notary Public
My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, 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 16, 2024.

Signature

Date 12/16/2024

State of Tennessee
County of Sumner

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

Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER