Karen Johnson Davidson County
Batch# 1240863 DEEDQC
02/26/2025 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014340

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.**
Carlene Michelyn Downs, trustee 629 River Rouge Drive Nashville, TN 37209	Same	090-11-0-013.00

Quitclaim Deed to Trustee

Grantor: Carlene M. Downs (unmarried)

Grantee: Carlene Michelyn Downs, Trustee of the Revocable Trust of Carlene Michelyn Downs, dated February 26, 2025.

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:

Lot No. 636 on the plan of Charlotte Park, Section Nine, as of record in Book 2900, page 77.

Said Lot fronts 72 feet on the westerly side of River Rouge Drive and runs back between parallel lines, 240 feet to the surveyed base line on which it measures 72 feet, and continuing westerly 40 feet more of less on the northerly line and 45 feet more or less on the southerly line, to the line marking the edge of the water, June 1959, on which it measures 73 feet, more or less.

Being the same property conveyed to Carlene M. Downs by deed from Barbara S. Downs, a single woman, of record as Instrument Number 00005491-0000865, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 629 River Rouge Drive Nashville, TN 37209.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Carlene M. Downs and Carlene Michelyn Downs are one and the same person.

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

C. Michelyn Downs

Carlene M. Downs, Grantor

State of Tennessee
County of Sumner

On February 26, 2025, personally appeared before me, Carlene Michelyn Downs, 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: 7/21/26

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.

C. Michelyn Downs

Carlene Michelyn Downs, Trustee
Grantee

Sworn to and subscribed before me on February 26, 2025.

Notary Public

My commission expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

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 February 26, 2025.

Signature

2-26-2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 26, 2025.

Notary's Signature
My Commission Expires: 7/21/26

