Karen Johnson Davidson County
Batch# 1254868 DEEDQC
04/01/2025 02:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250401-0024728

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
Mary D. Gregory, Trustee
1226 Rugby Drive
Nashville, TN 37207

Send Tax Bills To
Same

Map-Parcel No.
41 11 095.00

Quitclaim Deed to Trustee

Grantor: Mary D. Gregory
Grantee: Mary D. Gregory, Trustee of the Revocable Trust of Mary D. Gregory, dated March 31, 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:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 364 fronts 143 feet on the northerly side of Rugby Drive and extends back between lines 307.6 feet on the westerly side and 267.4 feet on the easterly side to a broken line in the rear on which it measures 164.2 feet.

Being the same property conveyed to Mary D. Gregory by deed from Joseph Martin Gregory, of record in Instrument Number 20230620-0046499, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1226 Rugby Drive, Nashville, TN 37207.

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

Mary D. Gregory, Grantor

State of Tennessee
County of Sumner

On March 31, 2025, personally appeared before me, Mary D. Gregory, 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: 04-22-2026

DEBRA Y. KING 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.

Mary D. Gregory, Trustee
Grantee

Sworn to and subscribed before me on March 31, 2025.

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING 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 March 31, 2025.

Signature

3/31/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 31, 2025.

Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER