Karen Johnson Davidson County
Batch# 1269159 DEEDQC
05/06/2025 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250506-0035170

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
Margaret A. Seime, trustee
1217 Quaise Moor Rd East
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel No.
150-12-0A-145.00

Quitclaim Deed to Trustee

Grantor: Margaret A. Seime (unmarried)

Grantee: Magaret A. Seime, Trustee of the Revocable Trust of Margaret A. Seime, dated May, 5, 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. 637 on the plan of Phase V-C, Somerset, of record in Book 7900, Page 592, Register's Office for said county, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Karl B. Seime and Margaret A. Seime by deed from Karl B. Seime, of record as Instrument #00011444-0000364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karl B. Seime, by warranty Deed from Phillips Builders INC., dated July 13, 1994, and recorded July 15, 1994, in Book 9408, Page 241, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1217 Quaise Moor Road E, Antioch, TN 37013.

Karl B. Seime and Margaret A. Seime were married in Fayetteville, Arkansas, on July 2, 1994. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Karl B. Seime in Davidson County, Tennessee, on July 13, 2010; and Margaret A. Seime conveys as surviving tenant by the entirety.

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

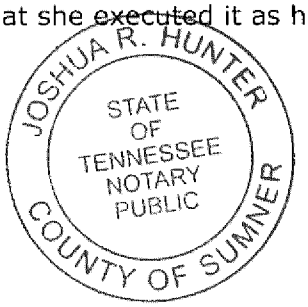
Margaret A. Seime
Margaret A. Seime, Grantor

State of Tennessee
County of Sumner

On May 5, 2025, personally appeared before me, Margaret A. Seime, 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: 04/26/27



* *

State of Tennessee
County of Sumner

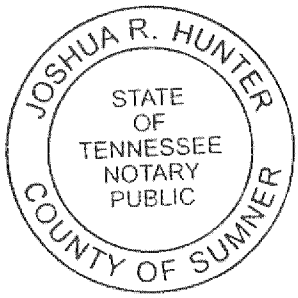
The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Magaret A. Seime, Trustee
Grantee

Sworn to and subscribed before me on May 5, 2025.

Notary Public

My commission expires: 04/26/27



* *

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 May 5, 2025.

Signature

5-5-2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on May 5, 2025.

Notary Public
My commission expires: 12/27/2027

JENNIFER D. SMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER