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

From information furnished by the parties.

Address New Owners
Clarice Scott Roberts
910 Keeley Court
Nashville, TN 37211

Send Tax Bills To
Same

Map-Parcel No.
148 14 0A 002.00

Quitclaim Deed by Trustee

Grantor: Clarice Scott Roberts, Trustee of the Irrevocable Trust of Antoin G. Scott, dated June 1, 2021
Grantee: Clarice Scott Roberts

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 Unit B, on the Plan of Keeley Court Condominiums as described in Exhibit "A" in the Master Deed of record in Book 10553, page 390 and amended in Book 10669, page 863, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarice Scott Roberts, Trustee of the Irrevocable Trust of Antoin G. Scott, dated June 1, 2021, by deed from Antoin G. Scott (unmarried), of record in Instrument Number 20211209-0163000, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 910 Keeley Court, Nashville, TN 37211.

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 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.

Clarice Scott Roberts, Trustee
Grantor

Karen Johnson Davidson County
Batch# 1281445 DEEDQC
06/04/2025 11:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250604-0043913

State of Tennessee
County of Sumner

On June 4, 2025, before me personally appeared Clarice Scott Roberts, 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 herself to be the Trustee under the Irrevocable Trust Agreement of Antoin G. Scott, dated June 1, 2021, for the purpose therein contained, by signing her name as Trustee.

Sarah Marlett
Notary Public
My commission expires: 11/19/25

SARAH MARLETT 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.

Clarice Scott Roberts
Clarice Scott Roberts, Grantee

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed before me on June 4, 2025

Sarah Marlett
Notary Public
My commission expires: 11/19/25

TRUE Copy Certification

I, Sarah Marlett, 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 June 4, 2025

Sarah Marlett
Signature

6/4/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on ~~March 22, 2024~~ June 4, 2025

Barbara Boone McGinnis
Notary's Signature
My Commission Expires: 4/24/2027

BARBARA BOONE MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/24/2027 SUMNER COUNTY