Karen Johnson Davidson County
Batch# 1284404 DEEDQC
06/13/2025 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046364

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.**
Wendy Woodall, trustee 1135 Bellshire Drive Nashville, TN 37207	Same	041-16-0-047.00

Quitclaim Deed to Trustee

Grantor: Barbara A. Bearden (unmarried)

Grantee: Wendy Woodall , Trustee of the Special Needs Trust of Barbara A. Bearden, dated June 11, 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:

Being Lot No. 155 on the plan of Bellshire Estate, Section V, of record in Plat Book 2133 at page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Bearden by deed from Affidavit Of Inheritance, Administered in the Probate Court for Davidson County, Tennessee, Docket No. 24P2412, of record as Instrument # 20250407-0026173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Bearden and wife, Mildred L. Bearden by Warranty deed from Floris E. Kelly, a widow, of record in Record Book 8191, Page 141, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1135 Bellshire 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

Barbara A Bearden

Barbara A. Bearden, Grantor

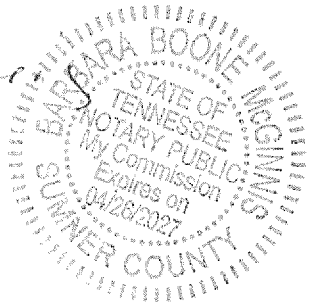
State of Tennessee
County of Sumner

On June 11, 2025, personally appeared before me, Barbara A. Bearden, 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.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

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

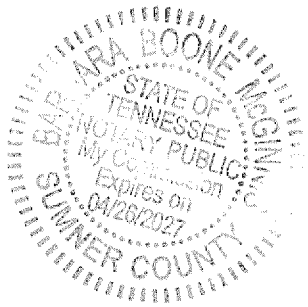
Wendy Woodall , Trustee
Grantee

Sworn to and subscribed before me on June 11, 2025.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027



* *

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 June 11, 2025.

Signature

6-11-2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 11, 2025.

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

