Karen Johnson Davidson County
Batch# 1288447 DEEDQC
06/23/2025 11:03:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250623-0048950

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.**
Charles Maynor Schott, Trustee 1901 Nicklaus Drive Springfield, TN 37172	Same	075 04 0 069.00

Quitclaim Deed to Trustee

Grantor: Emily Schott Mooneyham (unmarried)
Grantee: Charles Maynor Schott, Trustee of the Irrevocable Trust of Emily Schott Mooneyham, dated June 20, 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. 302 on the Plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, page 71, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Emily Schott Mooneyham by deed from Emily Schott Mooneyham, Executrix of the Estate of Houston Gwynne Draper, of record in Record Instrument Number 20241106-0086420, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4531 Baton Rouge Drive, Hermitage, TN 37076.

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

Emily Mooneyham
Emily Schott Mooneyham, Grantor

State of Tennessee
County of Wilson

On June 20, 2025, personally appeared before me, Emily Schott Mooneyham, 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.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *
202506230048950

State of Tennessee
County of Wilson

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

Charles Maynor Schott, Trustee
Grantee

Sworn to and subscribed before me on June 20, 2025.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
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 June 20, 2025

Signature

6/20/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 20, 2025.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER