Karen Johnson Davidson County
Batch# 1302838 DEEDQC
07/28/2025 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250728-0059311

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.**
Marilyn Holt Stone, Trustee 1101 Campbell Street Nashville, TN 37206	Same	083 03 0 221.00

Quitclaim Deed to Trustee

Grantor: Tinny Holt (unmarried)
Grantee: Marilyn Holt Stone, Trustee of the Irrevocable Trust of Tinny Holt, dated July 14, 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. 3 in the Brown Meadows Subdivision, as of record in Book 2054, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 180 feet on the westerly side of Campbell Street and runs back between parallel lines 195 feet to a line in the rear on which it measures 180 feet.

Being the same property conveyed to Tinny Holt and wife, Mary Holt, by deed from Barry K. Haynes and wife, Patricia P. Haynes, of record in Record Book 5658, Page 119, Register's Office for Davidson County, Tennessee.

Tinny Holt and Mary Holt were married in on December 18, 1965. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Mary Holt on July 8, 2004; and Tinny Holt conveys as surviving tenant by the entirety.

This is improved property, known as: 1101 Campbell Street, Nashville, TN 37206

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

Tinny Holt

Tinny Holt, Grantor

State of Tennessee
County of Sumner

On July 14, 2025, personally appeared before me, Tinny Holt, 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 he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON 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.

Marilyn Holt Stone, Trustee
Grantee

Sworn to and subscribed before me on July 14, 2025.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, 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 July 14, 2025.

Signature
Date 7/14/2025

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 14, 2025.

Notary's Signature
My Commission Expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER