Karen Johnson Davidson County
Batch# 1302838 DEEDQC
07/28/2025 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250728-0059312

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	072 12 0 074.00

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 the east 27 feet of Lot No. 145 and the west 34 feet 6 inches of Lot No. 146 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 61 feet 6 inches on the northerly side of Marsden Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tinny Holt and wife, Mary Holt, by deed from Loretta Schmidt, of record in Record Book 4519, Page 959, 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: 1705 Marsden Avenue, Nashville, TN 37216

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 DICKMUKES 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 DICKMUKES 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