Karen Johnson Davidson County
Batch# 1333708 DEEDQC
10/14/2025 02:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251014-0081826

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
Larry Jernigan, Trustee
825 South Browns Lane #2101
Gallatin, TN 37066

Send Tax Bills To
Same

Map-Parcel No.
181 01 0A 140.00

Quitclaim Deed to Trustee

Grantor: Melinda Alden (unmarried)
Grantee: Larry Jernigan, Trustee of the Irrevocable Trust of Melinda Alden, dated October 8, 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:

Situate, lying and being in the Davidson County, described as follows:

BEING Lot No. 194, Sugar Valley, Section Four, as shown by plat of record in Instrument Number 20000523-0051444, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank H. Alden and wife, Melinda J. Alden, by deed from Kevin D. Butts and wife, Stacy C. Peek Butts, of record in Instrument Number 20040226-0022141, Register's Office for Davidson County, Tennessee, which property was subsequently conveyed from Frank H. Alden to Melinda J. Alden by Special Warranty Deed as part of their divorce settlement, of record in Instrument Number 20140513-0040684, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 6740 Sugar Hill Drive, 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 & 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

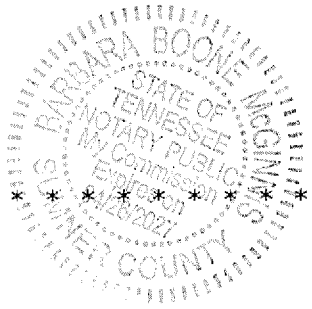
Melinda J. Alden
Melinda Alden, Grantor

State of Tennessee
County of Sumner

On October 8, 2025, personally appeared before me, Melinda Alden, 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.

Larry Jernigan, Trustee
Grantee

Sworn to and subscribed before me on October 8, 2025.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

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 October 8, 2025.

Signature
Date 10/8/2025

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 8, 2025.

Barbara Boone McGinnis

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

