Karen Johnson Davidson County
Batch# 1372706 DEEDQC
01/23/2026 06:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260123-0005536

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
Nancy A. Selah
661 Hardin Shire Drive
Old Hickory, TN 37138

Send Tax Bills To
Same

Map-Parcel No.
064 13 0A 006.00

Quitclaim Deed to Trustee

Grantor: Nancy A. Selah (unmarried)
Grantee: Nancy A. Selah, Trustee of the Revocable Trust of Nancy A. Selah, dated January 21, 2026

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. 6 on the Plan of The Villages at Southfork, of record in Plan Book 6900, page 482, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nancy A. Selah by deed from Gregory Paul Selah, of record in Instrument Number 20151116-0116081, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 661 Hardin Shire Drive, Old Hickory, TN 37138.

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

Nancy A. Selah

Nancy A. Selah, Grantor

State of Tennessee
County of Sumner

On January 21, 2026, personally appeared before me, Nancy A. Selah, 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: 4/20/2027

BARBARA BOONE MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY

* *

State of Tennessee
County of Sumner

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

Nancy A. Selah

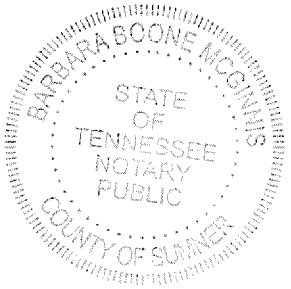
Nancy A. Selah, Trustee
Grantee

Sworn to and subscribed before me on January 21, 2026.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027



* *

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 January 21, 2026

Hope Campbell

Signature

1/21/26

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on January 21, 2026.

Barbara Boone McGinnis

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

