Karen Johnson Davidson County
Batch# 1484002 DEEDQC
10/15/2026 08:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261015-0094567

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 Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Mary Jane Santi, Trustee 208 Linda Lane Madison, TN 37115	Same	042 15 0 091.00

Quitclaim Deed to Trustee

Grantor: Mary Jane Santi (unmarried)
Grantee: Mary Jane Santi, Trustee of the Revocable Trust of Mary Jane Santi, dated October 12, 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. 19 on the Plan of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County.

Said Lot No. 19 fronts 130 feet on the west side of Linda Lane and runs back between lines 274.99 feet on the north line and 250 feet on the south line to a dead line in the rear on which it measures193.37 feet.

Being the same property conveyed to Le A. Santi and wife, Mary Jane Santi by deed from Maurice L. Santi and wife, Rose Marie Santi, of record in Record Book 5083, Page 717, Register's Office for Davidson County, Tennessee.

Le A. Santi and Mary Jane Santi were married on July 2, 1976. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Le A. Santi on August 17, 1993; and Mary Jane Santi conveys as surviving tenant by the entirety.

This is improved property, known as: 208 Linda Lane, Madison, TN 37115.

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

Mary Jane Santi

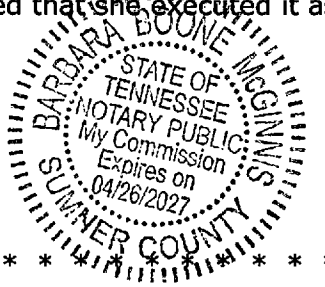
Mary Jane Santi, Grantor

State of Tennessee
County of Sumner

On October 12, 2026, personally appeared before me, Mary Jane Santi, 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.

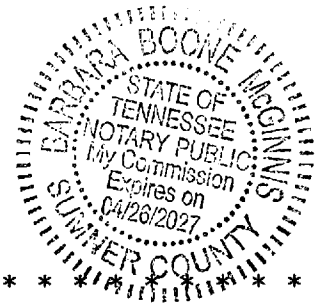
Mary Jane Santi

Mary Jane Santi, Trustee
Grantee

Sworn to and subscribed before me on October 12, 2026.

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 12, 2026.

Jennifer B

Signature

10/12/2026

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 12, 2026.

Barbara Boone McGinnis

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

