



THE
LAND TRUST
FOR
TENNESSEE

FOREVER TENNESSEE CIRCLE

A Guide to Creating a Conservation Legacy



Mary Ann Sugg wanted her love of Tennessee to last beyond her own life.

Mary Ann worked with The Land Trust for Tennessee to conserve her land in the Beech Creek Valley area of Williamson County. She told us about the peace of mind it gave her, knowing that her wishes for the land would be carried on by The Land Trust.

A friend to the organization during her life, through planned gifts to The Land Trust for Tennessee—one financial and the other of

land—Mary Ann's love of our state lives on in our day-to-day work with landowners, and in the landscapes we forever protect.

Mary Ann's foresight—and yours, should you choose to join her—helps provide The Land Trust with the resources to plan for the future, and continue protecting Tennessee's natural areas, historic landscapes, public parks, farms, and forests.

Planning a gift to The Land Trust is one of the best ways to create your own conservation legacy.



“Irene and I made a planned gift to The Land Trust for Tennessee because it is one of our highest priorities, along with others that are dear to us. Whenever I drive by a beautiful Tennessee landscape that I know is perpetually protected from development, it causes a wonderful feeling in my heart.”

— Ridley Wills II



CREATE A CONSERVATION LEGACY

The Land Trust for Tennessee values every donor and every gift. In many ways, all gifts are planned—thoughtful acts of generosity that reflect a personal commitment to conservation.

Many supporters choose to include The Land Trust in their estate plans through a will or other legacy gift. In doing so, they become part of our Forever Tennessee Circle—a special group of donors whose long-term support helps ensure Tennessee’s farms, forests, and open spaces are protected forever.

Legacy gifts are a powerful way to express your values and make a lasting impact. In addition to the deep meaning behind these gifts, they may also provide helpful tax or financial benefits for you and your loved ones.

We hope this guide is helpful as you explore giving options. It’s also meant to serve as a starting point for a conversation with us about the conservation legacy you’d like to leave behind. If you have any questions, we’re just a phone call away at (615) 244-5263.

If you wish to name The Land Trust for Tennessee as a beneficiary in your will or living trust, please name us as:

The Land Trust for Tennessee, a nonprofit corporation, organized under the laws of the State of Tennessee, with its principal address of 4000 Franklin Pike, Nashville, Tennessee 37204. The Land Trust for Tennessee’s tax identification number is 62-1770549.

We would be glad to share with you and your advisors suggested language for making a bequest.

YOUR LEGACY, TENNESSEE'S FUTURE

Legacy gifts play a vital role in ensuring the long-term success of mission-driven organizations like The Land Trust for Tennessee. These gifts provide reliable, future-focused support that allows us to plan confidently and act boldly to protect the land that matters to Tennesseans.

Unlike annual giving, legacy gifts often support large-scale or long-term initiatives such as capacity building, stewarding relationships with landowners, and responding quickly to urgent conservation opportunities. They help create a foundation of financial strength that fuels our work far beyond the current moment.

As Tennessee grows and changes at an unprecedented pace, legacy donors have a unique opportunity to help shape what the future looks like. By making a planned gift, you can ensure that future generations still have access to the rolling hills, working farms, and natural beauty that make this state so special.

For a land trust, legacy gifts are more than just contributions—they are expressions of shared values and enduring commitments. They reflect a donor's belief that Tennessee's landscapes should be here not just today, but forever.





“Being involved with The Land Trust since day one has been one of the joys of my life. Our landowners entrust us to protect their land. Forever.”
 – Robert Brandt

WAYS TO PLAN A GIFT

We are here to help. Call us at (615) 244-5263 or email us at info@LandTrustTN.org.

Bequest

Make a gift that costs you nothing during your lifetime

Gift of any amount (name a specific amount, or a % or share of the estate) by will or a living trust.

Some Ways You May Benefit:

Reduce the value of your taxable estate.

Gift of Real Estate

Transfer ownership of real property through a current or future gift

Contact us about the property and your wishes for it; get an appraisal; donate the property to LTTN in your lifetime or by will or a living trust.

Some Ways You May Benefit:

Receive income and capital gains tax savings (if a lifetime gift) or reduce the value of your estate (if a bequest); receive relief from property management; may retain the right to live on the property for life or a set number of years (life estate); potential for a conservation easement following LTTN’s ownership.

Disclaimer: Any information provided on forms of charitable giving does not constitute legal, tax, accounting, investment or other professional advice. The Land Trust for Tennessee advises recipients to consult their professional advisors prior to acting on the information set forth herein.

Gift of Tangible Property

Make a meaningful gift, even if cash resources are limited

Contact us about our ability to use your tangible property for our tax-exempt function; get an appraisal of the item; and donate the property to LTTN by will or a living trust.

Some Ways You May Benefit:

Receive a current income tax deduction for the appraised value of the gift (if a lifetime gift); reduce your taxable estate (if a bequest).

Charitable Gift Annuity

Supplement your income with fixed payments that may be partially tax-free

Working with your advisor and LTTN, establish an annuity contract with LTTN.

Some Ways You May Benefit:

Receive fixed life payments for you and/or a loved one; a current income tax deduction; future savings on income taxes.

Gift of Retirement Assets

Identify a simple way to make a future gift

Name LTTN as the owner or beneficiary of a retirement plan or IRA, using your plan’s beneficiary form.*

Some Ways You May Benefit:

Make the gift from the most highly-taxed assets, leaving more for family.

Gift of Life Insurance

Make a significant gift with little cost to you, leveraging a policy you own and no longer need
Name LTTN as the owner or beneficiary of a policy, using your policy's beneficiary form.*

Some Ways You May Benefit:

Get a current income tax deduction; receive future deductions through gifts to pay policy premiums.

Charitable Remainder Trust

Secure income with potential for income growth
Create a trust, managed by an outside trustee; during your lifetime the trust pays you a fixed percentage of trust's assets as revalued annually; the remaining assets are donated to LTTN.

Some Ways You May Benefit:

Receive variable income for life and/or the life of a loved one; immediate income tax deduction; tax-free sale of appreciated asset.

Charitable Lead Trust

Reduce the gift and estate taxes on assets you pass on to heirs

Create a charitable trust that pays fixed or variable income to LTTN for a specific term of years; thereafter the balance is given to your loved ones.

Some Ways You May Benefit:

Reduce your taxable estate; provide meaningful future support for loved ones.

MAKE A GIFT TODAY

Outright Gift of Cash

Make a quick, easy gift

Write a check or give at LandTrustTN.org.

Some Ways You May Benefit:

An immediate income tax deduction; see your gift in action.

Outright Gift of Securities

Eliminate tax on capital gains with a quick, easy gift
Contribute long-term appreciated stock or other securities.*

Some Ways You May Benefit:

Immediate charitable deduction of full fair market value; elimination of capital gains tax; see your gift in action.

Qualified Charitable Distribution from an IRA

Reduce your gross income for tax purposes

Individuals ages 70½ and over can make charitable gifts directly from a traditional IRA account without incurring federal income tax on the withdrawal by contacting your IRA administrator and instructing to transfer funds to LTTN.*

Some Ways You May Benefit:

Over \$100,000 is removed each year from your gross income for income tax purposes (some IRS restrictions apply); the distribution counts toward your required minimum distribution; see your gift in action.

THE LAND TRUST FOR TENNESSEE: A TRUSTED CONSERVATION PARTNER

The Land Trust for Tennessee was founded in 1999 by a group of visionary citizens with a mission to conserve the unique character of Tennessee's natural and historic landscapes and sites for future generations. Our vision is for a Tennessee whose irreplaceable landscapes are protected forever.

From public parks in Memphis to family farms near the Smoky Mountains, our conservation efforts serve all Tennesseans.

Excellence • Expertise • Permanence

The Land Trust for Tennessee was the first land trust in Tennessee to be awarded accreditation by the Land Trust Accreditation Commission. This accreditation affirms that The Land Trust for Tennessee meets the national quality standards outlined by The Land Trust Alliance Standards and Practices of:

- Sound Finances
- Strong Transactions
- Excellent Land and Easement Stewardship
- Effective Governance

In 2020, The Land Trust for Tennessee earned the National Land Trust Excellence Award, which recognizes land trusts that excel at broadening support for land conservation, collaborating with partner organizations, engaging their community, and offering valuable education or outreach programs.



* Brokers and administrators do not always include the donors' names on distribution checks. Please let us know in advance so we will be able to identify your gift.

Britt Butler says hello to miniature donkey, Dave, at The Land Trust for Tennessee's Glen Leven Farm in 2019.



A CONSERVATION COMMITMENT THAT GROWS BEYOND A LIFETIME

Britt Butler's life was one of service, storytelling, a passion for land and water conservation, and a commitment to family. Britt lived life with zeal, passing away just fifteen days shy of his 101st birthday in his home on land he conserved along the Cahaba River in Alabama.

Britt's love of Tennessee originated from spending time in West Tennessee with his grandparents. That connection has endured as members of the next three generations of his family now call Tennessee home.

In 1988, Britt created a foundation to support environmental initiatives, and he named it Abahac (Cahaba spelled backwards). As a conservation mentor and through both Abahac grants and personal gifts, Britt was a well-informed advocate for The Land Trust for Tennessee's conservation work.

During his lifetime, Britt decided to make a generous, unrestricted bequest to The Land Trust for Tennessee. After his passing, we received word of this generosity. We were deeply moved by his trust in us to choose how this gift could best serve Tennessee's landscapes into the future. After heartfelt consideration, our Board of Directors chose to honor his gift by using it to seed an operating endowment—an investment in the lasting strength of our organization for generations to come.

Britt Butler's legacy will forever be woven into the fabric of our conservation mission.

If you have named The Land Trust for Tennessee as a beneficiary in your will or you're considering a legacy gift, please let us know. We would be honored to speak with you.

“The Land Trust for Tennessee is the perfect choice for making a planned gift. Its land conservation work is all about permanence — making sure that Tennessee’s beautiful farms, forests, hiking trails, parks, and other special places remain as they are forever. I take comfort knowing that my planned gift will help preserve the unique beauty of Tennessee long after I am gone.”

— Sara J. Finley



WE'D LOVE TO HEAR FROM YOU

Once you have taken care of your family's needs, please consider a thoughtful planned gift to The Land Trust for Tennessee. Effective estate planning takes time, effort, and trusted advisors, but it can provide peace of mind and lasting impact.

A planned gift to The Land Trust can help you achieve your philanthropic goals while protecting Tennessee's farms, forests, and open spaces for generations to come.

Please contact us at (615) 244-5263 to begin a conversation.

In some cases, we've received these generous gifts from individuals we never had the chance to meet during their lifetimes. We often learn they followed our work for years and were moved by our promise to protect land in perpetuity. These meaningful gifts remind us how deeply Tennesseans value the landscapes that define our state.

If you've included The Land Trust for Tennessee in your plans, we hope you'll let us know. We would be honored to thank you, ensure we understand your intentions, and recognize your generosity in whatever way feels right to you. All shared information is kept private, and anonymity is always respected.

Sincere thanks to Stephen Alvarez, Mary Craven Photography, DJ Glisson, Casey Headley, Andrew Kornylak, and Nancy Rhoda for their generous gifts of photography.

Scan for more
Legacy Giving information:





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