BILL GARRETT, Davidson County
Trans:T20170040353 DEEDQC
Recvd: 05/11/17 14:24 2 pgs
Fees:12.00 Taxes:0.00
20170511-0046957

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard, PLLC** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	*This document was prepared based on information provided by the parties and no independent title examination was prepared.

QUITCLAIM DEED

Address New Owners:	**Send Tax Bills To:**	**Tax Information:**
Bernard Mark Landau 309A Bowling Ave. Nashville, TN 37205 **Stanley Landau** 309A Bowling Ave. Nashville, TN 37205	New Owners	Map and Parcel No.: 103-12-101

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, BERNARD MARK LANDAU and STANLEY LANDAU, CO-TRUSTEES OF THE FRIDA LANDAU REVOCABLE TRUST DATED FEBRUARY 1, 2012, ("Grantors") do hereby quitclaim, transfer and convey unto BERNARD MARK LANDAU, individually, and STANLEY LANDAU, individually, in equal portions as tenants in common, all of right, title and interest in certain real property in Davidson County, Tennessee, identified and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "G" on the plan of Cherokee Park, Section No. 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 10 fronts 65 feet on the northerly side of Lauderdale Road and runs back 157.03 feet on the easterly line and 169.50 feet on the westerly line to a dead line, measuring 40 feet thereon.

Being the same property conveyed to FRIDA LANDAU, TRUSTEE OF THE FRIDA LANDAU REVOCABLE TRUST DATED FEBRUARY 1, 2012 from FRIDA LANDAU by Quitclaim Deed of record in the Davidson County

Register of Deeds, Instrument No. 20120702-0057669.

This is improved property known as: 317 Lauderdale Road, Nashville, TN 37205.

Grantors hereby certify that they became Co-Trustees of the FRIDA LANDAU REVOCABLE TRUST DATED FEBRUARY 1, 2012 upon the death of Frida Landau on February 4, 2015. A copy of the death certificate for the late Frida Landau is attached hereto as **Exhibit 1**.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 3rd day of May, 2017.

Bernard Mark Landau, Co-Trustee

PERRY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bernard Mark Landau,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of May, 2017.

Notary Public

My Commission Expires: 1/6/2020

Stanley Landau, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Stanley Landau,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of May, 2017.

Notary Public

My Commission Expires: 01/06/2020

PERRY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY