Karen Johnson Davidson County
Batch# 441933 DEEDQC
07/22/2020 10:49:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200722-0080423

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Stephen J. Obermeier, Trustee
Stephen James Obermeier Trust and
Melinda Ellen Sanders, Trustee
Melinda Ellen Sanders Trust
1909 Edenbridge Way
Nashville, TN 37215

Send Tax Bills To:
Same

Map/Parcel Number:
145-13-0-041.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Stephen J. Obermeier and wife, Melinda Ellen Sanders (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to (i) Stephen J. Obermeier, Trustee, and his successors in trust, of the Stephen J. Obermeier Trust dated July 14, 2020, as to a fifty percent (50%) undivided tenant in common interest and (ii) Melinda Ellen Sanders, Trustee, and her successors in trust, of the Melinda Ellen Sanders Trust dated July 14, 2020, as to a fifty percent (50%) undivided tenant in common interest (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, HOUNDS RUN, as shown on plat of record in Plat Book 6900, Pages 167-171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen J. Obermeier and Melinda Ellen Sanders, husband and wife with rights of survivorship, by Warranty Deed from Mark D. Abkowitz and Susan B. Abkowitz, husband and wife, of record at Instrument No. 20140409-0029661, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including the following:

All zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOUNDS RUN, as recorded in Plat Book 6900, Page(s) 167-171.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7079, Page 995, Affidavit recorded in Book 723 8, Page 736, amended in Book 11719, Page 845 and Instrument No. 20060206-0014746.

Charter of Hounds Run Homeowners Association, Inc. recorded in Book 7253, Page 992.

This is improved property known as 1909 Edenbridge Way, Nashville, Tennessee 37215.

The purpose of this conveyance is to vest title to the Property one-half (1/2) in the name of Stephen J. Obermeier, Trustee, and his successors in trust, of the Stephen J. Obermeier Trust dated July 14, 2020, and one-half (1/2) in the name of Melinda Ellen Sanders, Trustee, and her successors in trust, of the Melinda Ellen Sanders Trust dated July 14, 2020, as equal tenants in common without rights of survivorship, and to dissolve the tenancy by the entirety interest of Stephen J. Obermeier and wife, Melinda Ellen Sanders, pursuant to T.C.A §66-1-110.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 14th day of July, 2020.

S. Obermeier

Stephen J. Obermeier, Grantor

[Grantor Notary Acknowledgement on Next Page]

Quitclaim Deed-1909 Edenbridge Way, Nashville
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Stephen J. Obermeier, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of July, 2020.

Notary Public

My Commission Expires: March 6, 2024

[Additional Pages Follow]

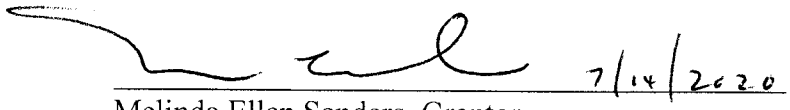
STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

Quitclaim Deed-1909 Edenbridge Way, Nashville
Grantor Signature

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 14 day of July, 2020.



7/14/2020

Melinda Ellen Sanders, Grantor

[Grantor Notary Acknowledgement on Next Page]

202007220080423

Quitclaim Deed-1909 Edenbridge Way, Nashville
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Melinda Ellen Sanders, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 14th day of July, 2020.

Notary Public

My Commission Expires: March 6, 2024

[Additional Pages Follow]

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

Quitclaim Deed-1909 Edenbridge Way, Nashville
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Stephen J. Obermeier, Affiant

[Affiant Notary Acknowledgement on Next Page]

Quitclaim Deed-1909 Edenbridge Way, Nashville
Affiant Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

Subscribed and sworn to before me this 14th day of July, 2020.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla Lovell

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of July, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY