Karen Johnson Davidson County
Batch# 544740 DEEDQC
01/04/2021 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000832

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Costner Law, PLLC
10125 Berkeley Place Dr.
Charlotte, NC 28262

File No.: TN-20-10675

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Michael Geffken, Trustee 5309A Louisiana Avenue Nashville, TN 37209	Michael Geffken, Trustee 5309A Louisiana Avenue Nashville, TN 37209	091-07-0-074.00

THIS INDENTURE made this 7th day of December, 2020, between, **MICHAEL C. GEFFKEN, an unmarried man**, First Party, and **MICHAEL GEFFKEN, Trustee of THE MICHAEL GEFFKEN REVOCABLE TRUST, dated October 27, 2020**, Second Party.

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 1218, Block 20 on the Plan of Plan No. 2 of West Nashville Tennessee of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael C. Geffken, an unmarried man by Warranty deed from Sarah Wilson and Robert Colby Wilson, wife and husband of record in Instrument No. 20200310-0026859 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on March 10, 2020. (Value of consideration shown in aforementioned deed $463,000.00.)

Being also known as 5309A Louisiana Avenue, Nashville, Tennessee 37209.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 7th day of December, 2020.

Michael C. Geffken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Geffken, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 7th day of December, 2020.

Notary Public

My Commission Expires: _____

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2020.

Notary Public

My Commission Expires: _____

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K Cassidy

Notary Signature

My commission Expires: _____

Notary Seal

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024