Karen Johnson Davidson County
Batch# 582256 DEEDQC
03/02/2021 02:45:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210302-0026847

This instrument prepared by: John J. Raymond, Jr. Nelson Mullins Broad and Cassel LLP 1905 NW Corporate Blvd., Suite 310 Boca Raton, FL 33431 Return Recorded Document to: Mary Ann Herzog, Trustee 1922 Fountain View Drive Dayton, OH 45414	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $0.00 Mary Ann Herzog Affiant Subscribed and sworn to before me this 12th day of February, 2021. Notary Public My commission expires: 11/06/2024

GABRIELLA PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.

Mary Ann Herzog, Trustee **New Owner** **10401028600**
1922 Fountain View Drive
Dayton, OH 45414

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **Alan Herzog and Mary Ann Herzog, husband and wife** (“***Grantor***”) residing at 1922 Fountain View Drive, Dayton, OH 45414, hereby quitclaims and conveys to **Mary Ann Herzog, Trustee of the Mary Ann Herzog Trust dated May 22, 2006**, as amended and restated, an unrecorded trust, with full power and authority to protect and conserve, and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, residing at 1922 Fountain View Drive, Dayton, OH 45414 (“***Grantee***”), all the rights, title, interest, and claim in or to the following described real estate (the ““***Property***”) situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot 63, WEST GROVE, as show on plat of record in Plat Book 421, Pages 85 and 87, 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 Alan Herzog and Mary Ann Herzog, husband and wife, by Warranty Deed from Adam J. Kingeter and Meredith A. Herzog n/k/a Meredith A. Kingeter, husband and wife, recorded on April 25, 2018 in Instrument No. 20180425-0038760, in the Register’s Office of Davidson County, Tennessee.

The Property is improved/unimproved property commonly known as 117 39th AVE N Nashville TN 37209-4929.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of February, 2021.

GRANTOR:

Alan Herzog

Mary Ann Herzog

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Gabriella Porter, a Notary Public of said County and State, personally appeared Alan Herzog and Mary Ann Herzog, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Tennesse, this 12th day of February, 2021.

Notary Public

My Commission Expires: 11/06/2024

GABRIELLA PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY