Karen Johnson Davidson County
Batch# 606812 DEEDQC
04/05/2021 12:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210405-0044058

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 1st day of April, 2021. Notary Public My Commission Expires:

ALICE DEBORHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Todd S. Friedenberg and/or Michele S. Friedenberg, Trustees 924 Lynnwood Boulevard Nashville, Tennessee 37205	SAME	130 15 0A 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Todd S. Friedenberg and wife, Michele S. Friedenberg**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Todd S. Friedenberg and/or Michele S. Friedenberg, Trustees of the Todd & Michele Friedenberg Living Trust, established by the Revocable Trust Agreement of Todd S. Friedenberg and Michele S. Friedenberg dated April 1, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1st day of April, 2021.

Todd S. Friedenberg

Michele S. Friedenberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd S. Friedenberg and Michele S. Friedenberg, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2021.

My Commission Expires: ALICE MCSHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Lot Number 1 Lynwood and Tyne of record in Book 8250, Page 81 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Todd S. Friedenberg and spouse, Michele S. Friedenberg by deed from John M. Kunysz Jr. and wife, Heather Moore Kunysz, of record as Instrument No. 20050722-0085747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: current year's State and County taxes, which have been assumed by the Grantees; The Plan, with Owner's Certificate, of record in Book 8250, Page 81, said Register's Office, which Plan shows foot a 10 foot easement for private water line purposes and a 10 foot private sewer easement across the southerly portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8534, page 515, amended in Book 8806, page 597, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 924 Lynnwood Boulevard, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

