Karen Johnson Davidson County
Batch# 643560 DEEDQC
05/25/2021 11:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210525-0070629

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 12th day of May, 2021.

Notary Public

My Commission Expires:

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-2-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Brian S. Biesman and/or Dina M. Biesman, Trustees 303 Bowling Avenue Nashville, Tennessee 37205	SAME	104 13 0 102.00

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, **Dina M. Biesman and Brian S. Biesman, Trustees of The Dina M. Biesman Living Trust dated August 10, 2004**, hereinafter called 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 **Brian S. Biesman and/or Dina M. Biesman, Trustees of the Brian & Dina Biesman Living Trust, established by the Revocable Trust Agreement of Brian S. Biesman and Dina M. Biesman dated May 12, 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 12th day of May, 2021.

THE DINA M. BIESMAN LIVING TRUST

By: _____
Dina M. Biesman, Trustee

By: _____
Brian S. Biesman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dina M. Biesman and Brian S. Biesman, Trustees of the Dina M. Biesman Living Trust, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of May, 2021.

My Commission Expires: _____

_____
Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the southerly 30 feet of Lot No. 2 and the northerly 70 feet of Lot No. 3 of Block "K" on the Plat of Whitland Realty Company Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said parts of Lots Nos. 2 and 3 front together 100 feet on the westerly side of Bowling Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Dina M. Biesman, Trustee of The Dina M. Biesman Living Trust, established by the Revocable Trust Agreement of Dina M. Biesman, dated August 10, 2004, by deed from Dina M. Biesman, of record as Instrument No. 20041105-0133517, Register's Office for Davidson County, Tennessee.

This is improved property known as 303 Bowling Avenue, 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)

