Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

Karen Johnson Davidson County
Batch# 663116 DEEDQC
06/23/2021 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210623-0084839

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kara E. Teising, Trustee 1333 Greenland Avenue Nashville, TN 37216	Kara E. Teising, Trustee 1333 Greenland Avenue Nashville, TN 37216	061-16-0-139.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kara Teising, hereinafter called the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Kara E. Teising, Trustee of the Kara Teising Trust dated June 7, 2021, and any amendments thereto, as GRANTEE.

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

Witness the execution of this Deed by the undersigned as of this the 7 day of June, 2021.

GRANTOR:

Kara Teising

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kara Teising, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 7th day of June, 2021.

Notary Public

My Commission Expires: 11-6-23

L. R. DeMARCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 7th day of June, 2021.

Notary Public

My Commission Expires: 11-6-23

L. R. DeMARCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 18 of Block "C"on the Plan of Greenland Estates of record in Plat Book 974, Page 13, 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 Kara Teising by Warranty Deed dated May 8, 2020, and of record as Instrument No.: 20200514-0050285, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1333 Greenland Avenue, Nashville, Davidson County, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

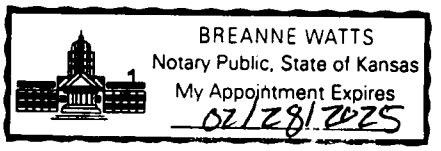
I, Zila Welsh, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Zila Welsh

State of Kansas

County of Johnson

Personally appeared before me, BreAnne Watts, a notary public for this county and state, Zila Welsh, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Notary's Signature

Print Name: BreAnne Watts

MY COMMISSION EXPIRES: 02/28/2025

Notary's Seal (If on paper)