Karen Johnson Davidson County
Batch# 723876 DEEDQC
09/27/2021 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210927-0128963

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
205 Stokesboro Court
Nashville, TN 37215

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
Bryan John Dahlhauser, Trustee		
(NAME) 5614 Albany Court	(NAME) same	Map/Parcel: 43-13-363 11D48690
(NAME) New Orleans, LA 70131	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF SEPTEMBER, 2021
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-8-2022
(AFFIX SEAL)

WILLIAM BENJAMIN JR. TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXECUTOR'S QUITCLAIM DEED

Arthur Simon Dahlhauser died on February 18, 2021, leaving a Will dated October 8, 2014. The Decedent was predeceased by his wife, Margaret M. Dahlhauser, who died on November 18, 2020. The Will was admitted to Probate on or about May 5, 2021, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being docket number 21P-658. The Will named Bryan John Dahlhauser as the Executor and the Executor was duly qualified and Letters Testamentary issued. All debts of the

Decedent have now been paid. In accordance with the provisions of the Will of Arthur S. Dahlhauser, Bryan John Dahlhauser, Executor of the Estate of Arthur S. Dahlhauser, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby convey, release and forever quitclaim unto Bryan John Dahlhauser, Trustee of the Thomas Francis Dahlhauser Testamentary Trust, hereinafter called the Grantee, its successors and assigns, all of my right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee as follows:

> LAND in Davidson County, Tennessee, being Lot Number 23 on the Plan of Forest Park Subdivision, Block I, of record in Plat Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description
>
> BEING the same property conveyed to Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser by Warranty Deed dated August 28, 2006, of record in instrument number 20060828-0105744, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 244 Elm Street, Madison, TN 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand on this 20 day of September, 2021.

Estate of Arthur S. Dahlhauser

By: _____
Bryan John Dahlhauser, Executor

STATE OF LOUISIANA)
PARISH OF ORLEANS)

Personally appeared before me, ROBERT GRACE, a Notary Public in and for said parish, Bryan John Dahlhauser, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of September, 2021.

Notary Public

My commission expires: Life

ROBERT GRACE
Notary Public
State of Louisiana
Jefferson Parish
Notary ID # 145377
My Commission is for Life

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **James N. Bryan, Jr.**, do hereby make oath that I am the licensed attorney /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.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William N Benjamin JR a notary public for this county and state, **James N. Bryan, Jr.**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 11/08/2022

WILLIAM BENJAMIN JR.
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON