Karen Johnson Davidson County
Batch# 725994 DEEDQC
09/29/2021 08:27:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210929-0130467

This Instrument Prepared by Joy Buck Gothard, Atto
190 South Lowe Avenue, Cookeville, TN 3850

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

OWNER:	**SEND TAX BILLS TO:**
William Walter Wassynger and Ruth Akamine Wassynger, Co-Trustees of The Wasabi Studios 2021 Joint Revocable Trust, dated September 1, 2021	*William Walter Wassynger and Ruth Akamine Wassynger 8200 Bars Mill Road Baxter, TN 38544*

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13008013000

This instrument made and entered into on this the 1st day of September, 2021, by and between ***Ruth A. Wassynger, Wife and William Wassynger, Husband***, First Party; and ***William Walter Wassynger and wife, Ruth Akamine Wassynger, Co-Trustees of The Wasabi Studios 2021 Joint Revocable Trust dated September 1, 2021***, Second Party:

WITNESSETH

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 of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

> A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: land in Davidson County, Tennessee, being Lot No. 4 on the plan of Larkway Gardens, of Record in Book 2133, Page 6, Register's Office for said county. Said Lot No. 4 fronts 120 feet on the southerly margin of Trimble Road and extends back 334.5 feet on the easterly is and 334.5 feet on the westerly line to a broken line in the rear, measuring 120.0 feet thereon.
>
> Property Address is: 3621 Trimble Rd, Nashville, TN 37215

The real property described above is conveyed subject to and with the benefit of:

All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

SOURCE OF DESCRIPTION: Previous and last conveyance.

Prior instrument reference: **20130108-0002441**

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

William Walter Wassynger

Ruth Akamine Wassynger

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***William Walter Wassynger and Ruth Akamine Wassynger***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 1st day of September, 2021.

NOTARY PUBLIC

DONNA M NYMAN
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 7/1/2024

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.