THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 755198 **DEEDQC** 11/15/2021 03:11:59 PM 3 pgs Fees: $17.00 Taxes: $0.00 20211115-0151949 This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **MITCHELL N. TOBIN, AFFIANT** Subscribed and sworn to before me this 9th day of November 2021. **Notary Public** My Commission Expires: 11-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MITCHELL N. TOBIN AND RUTH LEVITT, CO-TRUSTEES 3515A Richland Avenue Nashville, TN 37205	New Owner	Parcel ID: 104 05 0C 005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MITCHELL N. TOBIN**, an unmarried man, and **RUTH LEVITT**, an unmarried woman (collectively as "Grantor"), do hereby quitclaim, transfer and convey unto Mitchell N. Tobin and Ruth Levitt, Co-Trustees of the Tobin/Levitt Residence Trust, created September 29, 2021, its successor and assigns, all of my right, title and interest in certain real property in Davidson County, State of Tennessee, identified below.

A certain parcel of land located in Davidson County, Tennessee, being Unit No. 5 of Richland Square Condominium, being located and described as shown on Exhibit B on the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Richland Square Condominium Now To Be Known as Richland Square Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200114-0004961, in the Register's Office for Davidson

County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Mitchell N. Tobin, an unmarried man, and Ruth Levitt, an unmarried woman, as joint tenants with right of survivorship, from Joan A. Story, an unmarried woman, by Warranty Deed, of record in Instrument No. 20211008-0135458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents, and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved property known as 3515A Richland Avenue, Nashville, TN 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor have executed this instrument on this the 9th day of November 2021

MITCHELL N. TOBIN, GRANTOR

RUTH LEVITT, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Ann Clegg, Notary Public of the state and county aforesaid, **MITCHELL N. TOBIN,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 9th day of November 2021.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Ann Clegg, Notary Public of the state and county aforesaid, **RUTH LEVITT,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 9th day of November 2021.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023