Karen Johnson Davidson County
Batch# 794224 DEEDQC
01/24/2022 08:38:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220124-0008402

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 14th day of July, 2021* *Notary Public* *My commission expires: 6/9/24*

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
The Local Family Trust
PO Box 158176
Nashville, TN 37215

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
1305 Forrest Avenue Nashville, TN 37206	08309010300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVE B. STEUNEBRINK AND PAMELA STEUNEBRINK, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE LOCAL FAMILY TRUST, DAVID BEREND STEUNEBRINK AND PAMELA VALWYN STEUNEBRINK, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 6 of Block No. 3 on the map of D. H. Bailey's subdivision of Allison property of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee. Said part of Lot No. 6 fronts 50.0 feet on the northerly side of Forrest Avenue and runs back between parallel lines, 160.0 feet to an alley.

Being the same property conveyed to Dave B. Steunebrink and Pamela Steunebrink, husband and wife, from Doris B. Mueller n/k/a Doris B. Baker, a married person, by Deed dated February 13, 2015, Instrument Number 20150226-0016555, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 14th day of July, 2021.

DAVE B. STEUNEBRINK

PAMELA STEUNEBRINK

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **DAVE B. STEUNEBRINK AND PAMELA STEUNEBRINK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

NOTARY PUBLIC