Karen Johnson Davidson County
Batch# 794224 DEEDQC
01/24/2022 08:38:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220124-0008405

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, whic. 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**:
1009 Montrose Avenue Nashville, TN 37204	118-01-0-208.00

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, **DAVID B. STEUNEBRINK AND WIFE, PAMELA STEUNEBRINK,** 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 Lot No. 135 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 David B. Steunebrink and wife, Pamela Steunebrink, from Theodore Morgan, an unmarried man and Gwuenavere Morgan, an unmarried woman, by Deed dated February 3, 2015, Instrument Number 20150303-0018571, 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.

DAVID 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, **DAVID 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 06-03-2024

NOTARY PUBLIC