Karen Johnson Davidson County
Batch# 812270 DEEDQC
02/28/2022 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220228-0022243

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 15th day of February, 2022. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Marc Akbar Tahiry and/or Lindsay Faye Tahiry, Trustees 15 Redbud Drive Nashville, TN 37215	SAME	131010B13500CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, 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 and sufficiency of which are hereby acknowledged, **Marc Akbar Tahiry and wife, Lindsay Faye Tahiry**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Marc Akbar Tahiry and/or Lindsay Faye Tahiry, Trustees of the Marc & Lindsay Tahiry Living Trust, established by the Revocable Trust Agreement of Marc Akbar Tahiry and Lindsay Faye Tahiry dated February 15, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 15th day of February, 2022.

Marc Akbar Tahiry

Lindsay Faye Tahiry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marc Akbar Tahiry and Lindsay Faye Tahiry, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 15th day of February, 2022.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 15, REDBUD, as shown on plat of record in Plat Book 4675, Page 137, amending in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Spencer C. Patton, married, as recorded in Instrument No. 20190214-0013703 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Count of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the play of REDBUD, as recorded in Plat Book 4675, Page(s) 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, amended and restated restrictions at Instrument No. 20160218-0015563.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4845, Page 935.

Charter of Homeowners Association recorded in Book 4852, Page 607.

Conveyance to Homeowners Association recorded in Book 4861, Page 613.

Marc Akbar Tahiry and Marc Tahiry are one and the same person. Lindsay Faye Tahiry and Lindsay Tahiry are one and the same person.

This is improved property known as 15 Redbud Drive Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 15, 2022.

02-16-2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of February, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

