Karen Johnson Davidson County
Batch# 862768 DEEDQC
05/25/2022 03:12:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220525-0060912

THIS INSTRUMENT PREPARED BY:
Katlin A. Ryan
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID
Randolph G. Wachs, Trustee of the Randolph G. Wachs Revocable Trust 902 Villa Place Nashville, TN 37212	(same)	093130F00200CO

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of funding a revocable trust pursuant to the terms thereof, I, RANDOLPH G. WACHS, by these presents do hereby quitclaim and convey unto RANDOLPH GARFIELD WACHS, Trustee of the Randolph Garfield Wachs Revocable Trust dated May 24, 2022, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all my right, title and interest in and to that certain tract or parcel of improved real property located in Davidson County, Tennessee, and more fully described as follows:

> Land in Davidson County, Tennessee, being Unit B on the plan of Villa Street Townhomes of record in Instrument No. 20081008-0101849, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to RANDOLPH G. WACHS by Warranty Deed from Cornerstone Investments, Inc. of record in Instrument No. 20090428-0038430 Register's Office for Davidson County, Tennessee.

This improved property is known as 902 Villa Place, Nashville, Tennessee 37212.

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

WITNESS my hand this 24 day of May, 2022.

RANDOLPH G. WACHS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Katlin A. Ryan, a Notary Public of the State and County aforesaid, personally appeared RANDOLPH G. WACHS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of May, 2022.

Katlin Ryan
Notary Public

My Commission Expires:
01/06/2025

KATLIN RYAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 6, 2025
COUNTY OF DAVIDSON

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).