Karen Johnson Davidson County
Batch# 869296 DEEDQC
06/10/2022 08:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220610-0066002

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
SCOTT WEISS, TRUSTEE WOLFMAN IRREVOCABLE TRUST DATED June 2, 2022 4105 UTAH AVENUE NASHVILLE, TN 37209	SAME	103-04-0-351.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this 2nd day of June, 2022.

Rachel Schow
Notary Public
My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, KURT JONATHAN WOLFMAN, unmarried, hereinafter called Grantor, for the express purpose of conveying all of my right, title, and interest in this property, do hereby quitclaim and convey unto SCOTT WEISS, Trustee of the WOLFMAN IRREVOCABLE TRUST dated June 2, 2022, all of my right, title, and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of June, 2022.

BY: _____
KURT JONATHAN WOLFMAN

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KURT JONATHAN WOLFMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 2nd day of June 2022.

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

Rachel Schow
NOTARY PUBLIC

My Commission Expires: 3/3/26

EXHIBIT A

PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee being the westerly 50 feet of Lot No. 83 on the Map of West End Annex Subdivision as of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 83 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Darrell W. Urban by Warranty Deed from Claydene Steele Dunlap of record in Instrument No. 20030917-0137501, Register's Office for Davidson County, Tennessee, dated September 12, 2003 and recorded on September 17, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4105 Utah Avenue, Nashville, TN 37209-4704.

Being the same property conveyed to KURT JONATHAN WOLFMAN, unmarried, by Warranty Deed of record from DARRELL W. URBAN, an unmarried man, in Instrument No. 20151216-0126293, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 4105 Utah Avenue, Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 June 2, 2022 (date of document).

Signature

6/2/22

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of June, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026