Karen Johnson Davidson County
Batch# 902780 DEEDQC
08/12/2022 09:30:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091677

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Deborah Ivar	New Owner	130-16-0-003.00
4437 Alcott Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Silver and Black Ent., LLC, a Nevada limited liability company, Trustee of the Magnus One Irrevocable Trust dated January 17, 2020,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Deborah Ivar, a married woman,** the **Grantee** herein, her successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> And in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hycrest Acres III of record in Plat Book 2331, Page 75, 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 Silver and Black Ent., LLC, a Nevada limited liability company, Trustee of the Magnus One Irrevocable Trust dated January 17, 2020, by Warranty Deed from Bluegrass Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20220315-0030029, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 4437 Alcott Drive, Nashville, Tennessee 3715.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 8 9nce day of August, 2022.

Magnus One Irrevocable Trust dated January 17, 2020
By: Silver and Black Ent., LLC, Trustee

By: _____
Deborah L. Ivar, Sole Member

CHS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah L. Ivar,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the sole member of Silver and Black Ent., LLC, a Nevada limited liability company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained, as a Trustee of Magnus One Irrevocable Trust dated January 17, 2020, a Nevada Trust.

Witness my hand and official seal this the 9 day of August, 2022.

M. Catherine Clearwater
Notary Public

My Commission Expires: 1-6-25

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 9 day of August, 2022.

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Magnus One Irrevocable Trust dated January 17, 2020

By: _____
P. Sterling Kerr, Trustee

STATE OF Nevada)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **P. Sterling Kerr,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be a Trustee of Magnus One Irrevocable Trust dated January 17, 2020, a Nevada Trust, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of the Trust for the purposes therein contained.

Witness my hand and official seal this the 8th day of August, 2022.

L. Peters
Notary Public

My Commission Expires: 1/18/23

L. PETERS
Notary Public, State of Nevada
Appointment No. 96-0926-1
My Appt. Expires Jan 18, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Catherine Clearwaters
Affiant

Subscribed and sworn to before me this 9 day of August, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024