THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Shanone Emmack, Attorney at Law
219 Third Avenue North
Franklin, TN 37064

Address New Owner(s) as follows:
Anna Magdalena Katz
85 Lincoln Court
Nashville, Tennessee 37205

Send Tax Bill to:
Owner

Map-Parcel Numbers:
130 01 0B 102.00

State of Tennessee
County of Davidson

MICHELLE STROHMEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Gregory N Katz
Affiant

Subscribed and sworn to before me, this the 25th day of August, 2022.

Notary Public

My Commission Expires:
November 3, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **GREGORY N. KATZ, MARRIED** HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ANNA MAGDALENA KATZ, MARRIED** HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S RIGHT, TITLE, AND INTEREST, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of August, 2022.

Gregory N Katz
By: GREGORY N. KATZ

Karen Johnson Davidson County
Batch# 908562 DEEDQC
08/26/2022 10:29:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220826-0096458

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory N. Katz**, the Grantor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2022.

My commission expires: November 3, 2025 Notary Public

MICHELLE STROHMEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in DAVIDSON County, Tennessee, being a Private Element Planned Unit Development in Davidson County, Tennessee, being Unit No. B of Stafford Place townhomes, established by the Master Deed of record in Book 7929, Page 164, amended in Book 10168, Page 569 and Instrument No. 201112270100408, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of Record in Book 6200, page 884, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the Planned Unit Development.

Being the same property conveyed to Catherine Wooley, by Warranty Deed from Elizabeth A. Clute, formerly known as Elizabeth Pope, dated October 15, 2014, and recorded at Instrument No. 201410200096653, Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

Also being the same property conveyed to Gregory N. Katz and Anna Magdalena Katz, husband and wife, by Warranty Deed by Catherine Wooley on September 1, 2018, and recorded as Instrument No. 201809250094744, Register's Office for Davidson County Tennessee and to the zoning and subdivision regulations of the appropriate governmental body.

Said property is commonly referred to as 85 Lincoln Court Nashville, Tennessee 37205