Karen Johnson Davidson County
Batch# 916784 DEEDQC
09/14/2022 02:27:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220914-0102607

PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (62745)

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary D. Seidner 5813 Robert E. Lee Drive Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 14509001700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid and other good and valuable consideration by the hereinafter named Grantee, the undersigned, **Mary D. Seidner, as Successor Trustee of the Douglas L. Seidner Revocable Trust dated July 7, 2008, as amended and restated, owning a one half (½) interest, as a tenant in common,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Mary D. Seidner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Tyne Valley Estates, Section Two, of record in Book 3300, page 72, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Douglas L. Seidner and wife, Mary D. Seidner by Warranty Deed from Charles E. Hawkins, Jr. and wife, Holly Hawkins, dated December 28, 2007 and recorded on January 7, 2008, of record in Inst. No. 20080107-0001965, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated September 29, 2008, recorded October 24, 2008, of record in Inst. No. 20081024-0106759, said Register's Office, subject property was conveyed to Douglas L. Seidner and wife, Mary D. Seidner, as equal tenants in common. The said Douglas L. Seidner has since died. By Order Admitting Will to Probate for Muniment of Title Only of record in Docket No. 22P1497 in the Seventh Circuit Court for Davidson County, Tennessee, and of record in Instrument No. 20220823-0095278, said Register's Office, The Last Will and Testament of Douglas L. Seidner, of record in Instrument No. 20220823-0095277, said Register's Office, devised subject property to the acting Trustee of the Douglas L. Seidner Revocable Trust. The Douglas L. Seidner Revocable Trust Certification of Trust of record in Instrument No. 20220823-0095276, said Register's Office, established Mary D. Seidner, as Trustee, of the Douglas L. Seidner Revocable Trust.

Matthew R Seidner and wife, Katherine Connors, and Gregory W. Seidner and wife, Cassandra Simmons, as beneficiaries under the Douglas L. Seidner Revocable Trust dated July 7, 2008, as amended and restated, have joined in the execution of this deed for the limited purposes of consent to the sale of the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property known as: 5813 Robert E. Lee Drive, Nashville, TN 37211.

WITNESS THE EXECUTION HEREOF on September 8th, 2022.

Mary D. Seidner, Trustee

Mary D. Seidner, Successor Trustee of the Douglas L. Seidner Revocable Trust dated July 7, 2008, as amended and restated

Matthew R. Seidner

Katherine Connors

Gregory W. Seidner

Cassandra Simmons

State of Ohio
County of: Summit

On September 8th, 2022, before me the undersigned authority, personally appeared **Mary D. Seidner** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 01/04/2027

ALEC SWERESS, NOTARY PUBLIC
STATE OF OHIO

State of Ohio
County of: Summit

On September 8th, 2022, before me the undersigned authority, personally appeared **Matthew R. Seidner** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

ALEC SWERESS, NOTARY PUBLIC STATE OF OHIO

My Commission Expires: 01/04/2027

State of Ohio
County of: Summit

On September 8th, 2022, before me the undersigned authority, personally appeared **Katherine Connors** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

ALEC SWERESS, NOTARY PUBLIC STATE OF OHIO

My Commission Expires: 01/04/2027

State of Ohio
County of: Summit

On September 8th, 2022, before me the undersigned authority, personally appeared **Gregory W. Seidner** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

ALEC SWERESS, NOTARY PUBLIC STATE OF OHIO

My Commission Expires: 01/04/2027

State of Ohio
County of: Summit

On September 8th, 2022, before me the undersigned authority, personally appeared **Cassandra Simmons** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

ALEC SWERESS, NOTARY PUBLIC STATE OF OHIO

My Commission Expires: 01/04/2027

State of Tennessee
County of Davidson

AFFIDAVIT

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(1)(C)(vii).

Denise Woods
Affiant

Sworn and subscribed before me on September 12th, 2022.

Margaret H. Taylor
Notary Public

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My Commission Expires:

WIdoc: QC Deed QDoc