Karen Johnson Davidson County
Batch# 928193 DEEDQC
10/12/2022 08:37:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221012-0111715

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BURT BLEE DIXON SUTTON BLOOM
200 E. MAIN STREET, SUITE 1000
FORT WAYNE, IN 46802

OWNER (SEND TAX BILLS TO):

MARTIN GRABER, TRUSTEE
10631 ROTH ROAD
GRABILL, IN 46741

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN GRABER, a widower (herein, "Grantor"), whose address is 10631 Roth Road, Grabill, IN 46741, hereby bargains, sells, remises, releases, quit claims and conveys to MARTIN GRABER, TRUSTEE, or any successors in trust, under the MARTIN GRABER REVOCABLE TRUST dated September 2, 2021 as amended (herein, "Grantee"), whose address is 10631 Roth Road, Grabill, IN 46741, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1505 Celebration Way, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 19 day of September, 2022.

PIN NO: 172 08 0B 102.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Martin Graber

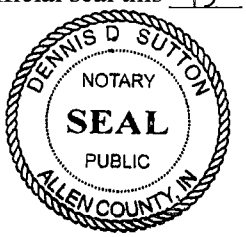
Martin Graber

STATE OF INDIANA
COUNTY OF ALLEN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Martin Graber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of September, 20 22.

[Affix Notary Seal]



Dennis D. Sutton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-02-24
Resident of Allen County, IN

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Bridle Downs Subdivision, formerly known as Forest Acres, Section III, Phase I, of record in Book 6900, Page 546, in the Register's Office of said County, to which reference is hereby made for a more particular description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20141118-0106139, on November 18, 2014.

PIN NO: 172 08 0B 102.00

STREET ADDRESS:

1505 Celebration Way, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

OATH OF CONSIDERATION

STATE OF INDIANA
COUNTY OF ALLEN

The actual consideration for this transfer is $50.00.

Grantee:

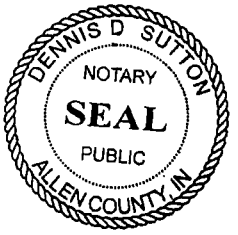
Martin Graber Revocable Trust dated September 2, 2021, as amended

Martin Graber

Martin Graber, Trustee

Subscribed and sworn to under oath before me, this 19 day of September, 2022 by Martin Graber, as Trustee of Martin Graber Revocable Trust dated September 2, 2021, as amended.

[Affix Notary Seal]



Dennis D. Sutton

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 2, 2024