Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James E. Sieffert and Stephanie L. Lowe, Co-Trustees **809 45th Avenue North** **Nashville, TN 37209**	**091-12-0 337.00**	**SAME**

Karen Johnson Davidson County
Batch# 929952 **DEEDQC**
10/14/2022 01:31:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221014-0112873

This instrument prepared by: Carter Shelton Jones, P.
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **James E. Sieffert and Stephanie L. Lowe, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **809 45th Avenue North, Nashville, TN 37209**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 13th day of September, 2022.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 13th day of September, 2022.

James E. Sieffert

Stephanie L. Lowe

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 **James E. Sieffert and Stephanie L. Lowe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of September, 2022.

Notary Public

My Commission Expires:

7/7/25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 112 in Block No. 63, as shown on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James E. Sieffert and wife, Stephanie L. Lowe, husband and wife (as tenants by the entirety) from L & S Development, LLC, a Tennessee Limited Liability Company, by quitclaim deed filed for record on August 31, 2017, Instrument Number 20170831-0089678, as of record in the Register's Office for Davidson County, Tennessee.