Karen Johnson Davidson County
Batch# 949711 DEEDQC
12/09/2022 08:29:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221209-0128174

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

New Owner: Barry A. Trotz and Kimberly P. Trotz, Co-Trustees
Barry and Kimberly Trotz Revocable Living Trust
906 Knox Ave
Nashville, TN 37204

Send tax notice to: NEW OWNER

Map and Parcel Number: 118 010 362.00

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration Barry Trotz and Kimberly Prokopchuk-Trotz, husband and wife ("Grantors"), this day has bargained and sold, and hereby quitclaim, convey and transfer unto Barry A. Trotz and Kimberly P. Trotz, Co-Trustees, Barry and Kimberly Trotz Revocable Living Trust Agreement dated September 13, 2021 ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of W.D. Gale's Kirkwood Addition, of record Book 332, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Description is taken from prior deed of record. This is improved real property known as **906 Knox Avenue, Nashville, TN 37204.**

Being the same property conveyed of record in Instrument Number 20220614-0067993, Register's Office, Davidson County, Tennessee, to Barry Trotz and Kimberly Prokopchuk-Trotz,

husband and wife, by Warranty Deed dated June 9, 2022, from Daniel Tilden and Holly Tilden, husband and wife.

This conveyance is subject to all matters of record, including, specifically, all matters show on the Plan, with Owner's Certificate, of record in Book 332, Page 76, said Register's Office; and Restrictive Covenant for Accessory Dwelling Detached Structure of record in Instrument No. 20201123-0137124, said Register's Office.

***Barry A. Trotz** and **Barry Trotz** are one and the same person.

** **Kimberly P. Trotz** and **Kimberly Prokopchuk-Trotz** are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 2nd day of December 2022.

Barry Trotz

Kimberly Prokopchuk-Trotz

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 **Barry Trotz,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December 2022.

Sanne M. Djabbarova
NOTARY PUBLIC

My Commission Expires: May 9, 2023

SANNE M. DJABBAROVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

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 **Kimberly Prokopchuk-Trotz,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December 2022.

Sanne M Djabbarova
NOTARY PUBLIC

My Commission Expires: May 9. 2023

SANNE M. DJABBAROVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2023

SANNE M. DJABBAROVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Rebecca Sue
AFFIANT

Sworn to and subscribed to before me on the 2nd day of December 2022.

Sanne M. Djabbarova
NOTARY PUBLIC

My Commission Expires: May 9, 2023

SANNE M. DJABBAROVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2023