Karen Johnson Davidson County
Batch# 954824 DEEDQC
12/27/2022 08:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221227-0132380

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JOSHUA G. OFFUTT, AFFIANT Subscribed and sworn to before me, this 7th day of December 2022. NOTARY PUBLIC My Commission Expires: 9-8-2025

ASHLEY NAMYNANIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN C. OFFUTT, TRUSTEE 1501 Cedar Lane Nashville, TN 37212	New Owner	Map and Parcel No.: 104-11-0A-057.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joshua G. Offutt, unmarried, ("Grantor") do hereby quitclaim, transfer and convey unto John C. Offutt, Trustee of the Joshua G. Offutt Irrevocable Investment Services Trust, created May 10, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2134 Fairfax Avenue, Unit D9, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment being Unit No. D-9 on the Plan of Villager West Condominium Apartments, of record in Plat Book 5210, Page 174, as established in Master Deed recorded in Book 5452, Page 419 in the Register's Office

for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua G. Offutt, unmarried, from Premier Trust, Inc. Custodian, FBO DEBRA GRIMES IRA, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20170426-0040818.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7 day of December 2022.

Joshua G. Offutt, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joshua G. Offutt**, 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 at office, this 7th day of December 2022.

Ashley Namynanik
Notary Public

My Commission Expires: 9-8-2025

ASHLEY NAMYNANIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025