Karen Johnson Davidson County
Batch# 956985 DEEDQC
01/03/2023 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000054

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Susan R. Limor Trustee Susan R. Limor Trust 214 Lauderdale Road Nashville, TN 37205	same	103 12 0 134.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Susan R. Limor, sole devisee under the Last Will and Testament of Victor I. Limor, of record at Instrument No. 20221213-0129339, in the Register's Office for Davidson County, Tennessee (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest, in and to the following described property to Susan R. Limor, Trustee, and her successors in trust, of the Susan R. Limor Trust dated June 1, 2010, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 of Block "C" on the Map of Cherokee Park, Section No. 2 of record in Book 547, page 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 60 feet on the easterly side of Lauderdale Road and runs back between lines, 161.24 feet on the northerly line and 167.35 feet on the southerly line to a dead line in the real on which it measures 60 feet.

Being the same property conveyed to Victor I. Limor, by Quitclaim Deed from Susan R. Limor of record in Book 10725, page 434, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Victor Israel Limor and wife, Susan Limor, by Deed from Donald W. Robinson and wife, Thelma L. Robinson, as of record in Book 4576, page 500, Register's Office for said county. The said Victor I. Limor died testate on or about February 26, 1998, and his interest in the property vested in his surviving spouse, Susan R. Limor, sole beneficiary under the Last Will and Testament of Victor I. Limor of record at Instrument No. 20221213-0129339, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 214 Lauderdale Road, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 22nd day of December, 2022.

Susan R. Limor, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Susan R. Limor, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of December, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Susan R. Limor, Affiant

Subscribed and sworn to before me this 22nd day of December, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 22, 2022.

Carolyn S. Wenzel

1/3/23

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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