Karen Johnson Davidson County
Batch# 956990 DEEDQC
01/03/2023 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000060

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	104 10 0 100.01

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Susan Limor (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 2, Re-subdivision of Lot 53 West End Heights, as shown on plat of record in Plat Book 3106, Page 107 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Limor, unmarried, by Warranty Deed from Cecil J. Campbell, Jr.; Rex T. Campbell; Landy R. Campbell; and Roger B. Campbell; devisees under the Last Will and Testament of Sadie M. Campbell, deceased, devisee under the Last Will and Testament of Cecil J. Campbell, Sr., also known as Cecil J. Campbell, of record at Instrument No. 20090722-0068742, 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 3412 Marlborough Avenue, Nashville, Tennessee 37212.

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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