Karen Johnson Davidson County
Batch# 958085 DEEDQC
01/05/2023 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230105-0000978

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Thomas Gernert, Jr. and Anne McCubbin Gernert, Co-Trustees 5 Castle Rising Nashville, TN 37215	Same	130-12-0A-056.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD T. GERNERT, JR. and ANNE M. GERNERT (collectively, the "Grantor"), hereby quitclaim and convey to RICHARD THOMAS GERNERT, JR. and ANNE MCCUBBIN GERNERT, CO-TRUSTEES OF THE GERNERT COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 5 Castle Rising, Nashville, TN 37215.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of January, 2023.

RICHARD T. GERNERT, JR.

ANNE M. GERNERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Richard t. Gernert, Jr. and Anne M. Gernert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5th day of January, 2023

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 7, 2024

Notary Public
My Commission Expires: 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2023.

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 7, 2024

Notary Public
My Commission Expires: 5-7-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Northumberland as of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard T. Gernert, Jr. and Anne M. Gernert, as tenants in common, by Warranty Deed from Michael J. Kane and wife, Susan J. Kane, recorded on January 14, 2004 as Instrument Number 20040114-0006022, said Register's Office.

34791862.1

Tennessee Certification of Electronic Document

I, Adam Harrer, do 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 Jan 5, 2023 (date of document).

Affiant Signature

01/05/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of January, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

