Karen Johnson Davidson County
Batch# 959048 DEEDQC
01/09/2023 10:32:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230109-0001624

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00.

Affiant

Subscribed and sworn before me this 1st day of January 2023

Notary Public
My commission expires: 7-29-24
(Affix Seal)

MIKAYLIA ALEECE WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, 1103 Holly Street, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tami Rittberg and Michael S. Rittberg, Trustees of the Rittberg Family Revocable Living Trust, dated October 17, 2022 803 45th Avenue North Nashville, Tennessee 37209	Bank of England 5 Statehouse Plaza #500 Little Rock AR 72201	091-12-0-341.00

THIS CONVEYANCE is made and entered into on this 1st day of January, 2023, between **TAMI RITTBERG and MICHAEL RITTBERG, husband and wife** (collectively and hereinafter "Grantor") and **TAMI RITTBERG AND MICHAEL S. RITTBERG, TRUSTEES OF THE RITTBERG FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 17, 2022** (hereinafter "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 102, Block 61 on the Plan of No 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 Tami Rittberg and Michael Rittberg, husband and wife, by Warranty Deed from Emmely Duncan and Michael Duncan, wife and husband,

in Instrument No. 20191101-0112796 Register's Office for Davidson County, dated October 31, 2019 and recorded on November 1, 2019.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is improved property known as: 803 45th Avenue North, Nashville, TN 37209.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

TAMI RITTBERG

MICHAEL RITTBERG

STATE OF Tennessee)

COUNTY OF Davidson)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, TAMI RITTBERG with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee this 18 day of Jan 2023.

Notary Public
My Commission Expires: 1-29-24

MIKAYLIA ALEECE WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-29-2024

STATE OF Tennessee)

COUNTY OF Davidson)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, MICHAEL RITTBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson **County,** Tennessee **, this** 18th **day of** January **, 2023.**

Notary Public
My Commission Expires: 7-29-24

