Karen Johnson Davidson County
Batch# 960415 DEEDQC
01/12/2023 09:01:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230112-0002640

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: **$0.00** Mary Anne Nyquist AFFIANT Subscribed and sworn to before me this 9 day of January 2023. NOTARY PUBLIC My Commission Expires: 10/07/25 ADAM BARBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Steven Richard Nyquist & Mary Anne Nyquist, Co-Trustees Nyquist Joint Revocable Trust 2225 Woodmont Blvd Nashville, Tennessee 37215	New Owner	117.10-13

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, we, **STEVEN R. NYQUIST AND MARY ANNE NYQUIST, HUSBAND AND WIFE** ("Grantor") do hereby quitclaim, transfer and convey unto **STEVEN RICHARD NYQUIST AND MARY ANNE NYQUIST, CO-TRUSTEES OF THE NYQUIST JOINT REVOCABLE TRUST, CREATED NOVEMBER 2, 2022** ("Grantee"), its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2225 WOODMONT BOULEVARD, NASHVILLE, TENNESSEE 37215, and more particularly described as follows:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot Number 1 of the plat of the property of Joseylee Edney Smith prepared by Parrish and Ragan, Inc., as of record on February 4, 1974, in Book 4350, Page 71, Register's Office for Davidson County, Tennessee. Said land containing approximately 1.25 acres, having a house thereon and fronting on the south side of Woodmont Boulevard with 237.20 feet. The property is more particularly described as follows:

Beginning at a point at the northwest corner of Lot Number 1 of the aforementioned plat and proceeding south 86 deg. 30' east 237.20 feet to a point and thence south 3 deg. 37' 10" west 229.69 feet to a point and thence north 86 deg. 35' 40" west 236.73 feet to a point and thence north 3 deg. 26' 00" east 230.11 feet to the point of beginning.

Being the same property conveyed to Mary Anne Nyquist and Steven R. Nyquist, wife and husband as tenants by entirety, by quitclaim deed from Mary Anne Nyquist, a married woman, and joined by her husband Steven R. Nyquist, of record in Instrument No. 20021126-0146307 in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Mary Anne Nyquist by warranty deed from Ellen Julia Neal on May 30, 1989, of record in Book 7854, Page 908 in the Register's Office of Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 9 day of January 2023.

Steven R. Nyquist, Grantor

Mary Anne Nyquist, 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 **Steven R. Nyquist and Mary Anne Nyquist,** the Grantors, 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 and official seal at office, this 9 day of January 2023.

NOTARY PUBLIC
My Commission Expires: 10/2/23

ADAM BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023