Karen Johnson Davidson County
Batch# 962218 DEEDQC
01/18/2023 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0004111

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Philip R. Loeffler
4055 Main St.
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
A portion of Map/Par. 064-05-0-111.00

RYLEN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 30 day of Dec, 2022.

Notary Public

My Commission Expires:
5-9-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PHILIP R. LOEFFLER, TRUSTEE OF THE PHILIP R. LOEFFLER LIVING TRUST, DATED FEBRUARY 7, 2019** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **PHILIP R. LOEFFLER, TRUSTEE OF THE PHILIP R. LOEFFLER LIVING TRUST, DATED FEBRUARY 7, 2019,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. **THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 20 OF BLOCK "P" AS IT APPEARS ON THE PLAN OF HADLEY'S BEND CITY, AS OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of Davidson, 2022.

Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019

Philip R. Loeffler, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip R. Loeffler, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the within named Grantor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Philip R. Loeffler Living Trust, dated February 7, 2019 by the said Philip R. Loeffler as such Trustee.

Witness hand and official seal at office at 37138 Tennessee, on this the 30 day of Dec, 2022.

My Commission Expires: 5-9-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot 20 of Block "P" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019 by Quitclaim Deed from Philip R. Loeffler, single, dated March 4, 2022, of record in Instrument Number 20220316-0030353, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 20 OF BLOCK "P" AS IT APPEARS ON THE PLAN OF HADLEY'S BEND CITY, AS OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-30-22.

Affiant Signature

1-18-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY