Karen Johnson Davidson County
Batch# 962377 DEEDQC
01/19/2023 10:12:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230119-0004348

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Magnus One Irrevocable Trust u/a/d January 17, 2020 4437 Alcott Drive Nashville, TN 37215	New Owner	130-16-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Deborah Ivar and Alan Ivar, wife and husband**, the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Silver and Black Ent., LLC, a Nevada limited liability company, Trustee of the Magnus One Irrevocable Trust dated January 17, 2020,** the **Grantee** herein, its successors and assigns, all of their right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> And in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hycrest Acres III of record in Plat Book 2331, Page 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 Silver and Black Ent., LLC, a Nevada limited liability company, Trustee of the Magnus One Irrevocable Trust dated January 17, 2020, by Warranty Deed from Bluegrass Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20220315-0030029, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Deborah Ivar, a married woman, by Quitclaim Deed from Silver and Black Ent., LLC, a Nevada limited liability company, Trustee of Magnus One Irrevocable Trust dated January 17, 2020, as of record in Instrument No. 20220812-0091677, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 4437 Alcott Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 17 day of January, 2023.

Deborah Ivar

Alan Ivar

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah Ivar and Alan Ivar,** 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 this the 17 day of January, 2023.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 17 day of January, 2023.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024