Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 965970 DEEDQC
01/31/2023 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007085

STATE OF
COUNTY OF

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant Daniel M. Ruberg

Subscribed and sworn to before me this 25th day of January, 2023.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel M. Ruberg and Molly K. Ruberg, Trustees		
943 Battlefield Dr.	Owner	118-09-0-136.00
Nashville, TN 37204		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Daniel Michael Ruberg and Molly Katherine Ruberg, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Daniel M. Ruberg and Molly K. Ruberg, Trustees of the Ruberg Living Trust dated** JANUARY 25TH, 2023, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 1 of Block "G" on the map of Battlefield Estates, Section No. 2, as of record in Book 843, page 108, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 75 feet on the south side of Battlefield Drive and runs back between lines 210.7 feet on the east line and 200.7 feet on the west line to a dead line in the rear measuring 75 feet thereon.

BEING the same property conveyed to Daniel Michael Ruberg and Molly Katherine Ruberg, husband and wife by Warranty Deed from Robert Craige

Hoover and wife, Ceri Hoover, dated June 14, 2019, and recorded June 20, 2019, in Instrument No. 20190620-0059506, Register's Office for Davidson County, Tennessee.

This is improved property located at **943 Battlefield Dr., Nashville, TN 37204.**

Witness my/our hands this 25th day of JANUARY, 2023.

Daniel M. Ruberg

Daniel Michael Ruberg

Molly Katherine Ruberg

Molly Katherine Ruberg

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Michael Ruberg and Molly Katherine Ruberg** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Daniel Michael Ruberg, Molly Katherine Ruberg this 25th day of January, 2023.

Notary Public

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

My Commission Expires: March 3, 2026

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

CERTIFICATE OF AUTHENTICITY

I, **Patricia Nelson**, on this **January 31, 2023**, do hereby make oath that I am a licensed attorney and/or **the custodian** of the electronic version of the attached document dated **January 25, 2023**, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PN

Patricia Nelson

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this **January 31, 2023**, personally appeared before me, **Sarah Katie Hazelitt**, a notary public for this county and state, **Patricia Nelson**, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

[seal]

SARAH K. HAZELITT
Notary Public
State of Kansas
My Appointment Expires Feb. 25, '24

SHazelitt

Sarah Katie Hazelitt, Notary Public
My commission expires: