Karen Johnson Davidson County
Batch# 966172 DEEDQC
02/01/2023 09:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230201-0007344

QUITCLAIM DEED

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 1st DAY OF February 20 23

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JORDAN T. MYERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 01/08/2024

JM-QCD-22-1208A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marina Kusserow	**NEW OWNER**	
(NAME) 1208A Linden Ave.	(NAME)	**105-13-0J-002.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL KUSSEROW AND SERENA KUSSEROW, TRUSTEES OF THE PAUL AND SERENA KUSSEROW FAMILY TRUST DATED 1/22/2016,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARINA KUSSEROW** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime for Linden Place, of record as Instrument No, 20100201-0008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record as Instrument No. 20100205-0009513, said Register's Office. Reference is made to "Exhibit B" to the said First Amendment for the plat identifying Unit 2 of Linden Place.

Being the same property conveyed to Paul Kusserow and Serena Kusserow, Trustees of the Paul and Serena Kusserow Family Trust U/A Dated 1/22/2016 by Warranty deed from Cassandra Bodytko, an unmarried woman of record in Instrument No. 20220113-0005309, Register's Office for Davidson County, Tennessee, dated January 07, 2022 and recorded on January 13, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1208 Linden Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 3rd day of January, 2025

The Paul and Serena Kusserow Family Trust dated 1/22/2016

BY:_____
Paul Kusserow
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL KUSSEROW, TRUSTEE of THE PAUL AND SERENA KUSSEROW FAMILY TRUST DATED 1/22/2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ day of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Witness my/our hand(s) this the 9 day of December 2022

The Paul and Serena Kusserow Family Trust dated 1/22/2016

BY: Serena Kusserow
Serena Kusserow
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERENA KUSSEROW, TRUSTEE of THE PAUL AND SERENA KUSSEROW FAMILY TRUST DATED 1/22/2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ day of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

see attached

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Barbara)

On Jan. 3, 2023 before me, Mary L. Ortega Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Paul Kusserow
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARY L. ORTEGA
Notary Public - California
Santa Barbara County
Commission # 2427376
My Comm. Expires Dec 17, 2026

Signature Mary L Ortega
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Barbara)

On Dec. 9, 2022 before me, Mary L. Ortega Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Serena Kusserow
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARY L. ORTEGA
Notary Public - California
Santa Barbara County
Commission # 2268131
My Comm. Expires Dec 17, 2022

Signature Mary L Ortega
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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I, Jordan T. Myers, 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 true and exact copy of the original document executed and authenticated according to law on January 3, 2023 (date of document).

Affiant Signature

Date 02/01/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

