This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
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Nashville, TN 37217
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Karen Johnson Davidson County
Batch# 969486 DEEDQC
02/10/2023 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230210-0009949

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael Buhler-Freeman, Trustee **2300 Cabin Hill Road** **Nashville, TN 37214**	**To New Owner**	**073 11 0 033.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT, OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Michael J. Buhler-Freeman, formerly known as Michael J. Freeman,** a single man, hereinafter called "Grantor", for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto **Michael Buhler-Freeman, Trustee of the Michael Buhler-Freeman Revocable Trust**, its successors and assigns, all of his right, title and interest in and to a certain tract and parcel of land, in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Sunset View, Section One, of record in Book 2663, page 27, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the northeasterly margin of Cabin Hill Road at the corner of Lots Nos. 190 and 191; thence along the northeasterly margin of Cabin Hill Road northwesterly 115 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 20 feet northwardly 31.42 feet to a concrete monument; thence South 41 deg. 31' East 127.7 feet to the common corner of Lots Nos. 190 and 191; thence southwardly 120 feet to the point of beginning.
>
> Being the same property conveyed to Michael J. Freeman from Eldon E. Carter and wife, Treba J. Carter, by deed of record as Book 9020, page 89 in the Register's Office for Davidson County, Tennessee. Michael J. Freeman's name having been changed to Michael J. Buhler-Freeman by decree of the Probate Court for Davidson County Tennessee dated February 13, 1995 and of record as Docket No. 95P252.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on,

under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof fo. any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 8th day of February, 2023.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of February, 2023.

MICHAEL BUHLER-FREEMAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL BUHLER-FREEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 8th day of February, 2023.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 8th day of February, 2023.

Affiant Signature Date 2/8/2023

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 8th day of February, 2023.

Notary Public
My Commission Expires:

