Karen Johnson Davidson County
Batch# 979102 DEEDQC
03/10/2023 08:18:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017229

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 6th day of March 2023.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Saks Family Living Trust 110 Oceola Avenue, Unit 8 Nashville, TN 37209	Saks Family Living Trust 110 Oceola Avenue, Unit 8 Nashville, TN 37209	103-02-3F-008.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Russell Saks, an unmarried man, does hereby quitclaim, transfer and convey unto Russell Saks, as Trustee of the Saks Family Living Trust dated March 6, 2023, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, on the Plan of Oceola Park Townhomes, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions establishing the Horizontal Property Regime of Oceola Park Townhomes, of record in Instrument No. 20198013-0080796, as amended in Instrument No. 20200325-0032605, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell Saks, an unmarried man, from Oceola Park, LLC, a Florida Limited Liability Company, by Warranty Deed dated April 8, 2021, and recorded on

April 12, 2021, as Document No. 20210412-0048445, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 110 Oceola Avenue, Unit 8, Nashville, Tennessee 37209

Witness my hand this 6th day of March 2023.

Russell Saks, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Russell Saks, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 6, 2023.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025