Karen Johnson Davidson County
Batch# 981253 DEEDQC
03/16/2023 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230316-0018892

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
Todd Edward Tietgens, Trustee Todd Edward Tietgens Family Trust 1461 John Lunn Rd Lewisburg, TN 37091 Mark Richard Tietgens, Trustee Mark Richard Tietgens Family Trust 843 Windstone Blvd Brentwood, TN 37027 Jeffrey Randall Tietgens, Trustee Jeffrey Randall Tietgens Family Trust 2000 Bedford Forrest Mt. Pleasant, TN 38474	Same	080 00 0 040.00 Davidson County

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, TODD EDWARD TIETGENS, MARK RICHARD TIETGENS, AND JEFFREY RANDALL TIETGENS, CO-TRUSTEES OF THE FERN ILO TIETGENS TENNESSEE MARITAL TRUST, do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described real property equally to TODD EDWARD TIETGENS, TRUSTEE OF THE TODD EDWARD TIETGENS GST-EXEMPT FAMILY TRUST u/a/d September 10, 2010, a 1/3 undivided interest in the property; MARK RICHARD TIETGENS, TRUSTEE OF THE MARK RICHARD TIETGENS GST-EXEMPT FAMILY TRUST u/a/d September 10, 2010, a 1/3 undivided interest in the property; and JEFFREY RANDALL TIETGENS, TRUSTEE OF THE JEFFREY RANDALL TIETGENS FAMILY TRUST u/a/d September 10, 2010, a 1/3 undivided interest in the property, and their successors in trust, each with full right and power to convey, sell, mortgage, lease or otherwise encumber without the consent of any beneficiary, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

This is improved property known as 1605 County Hospital Rd., Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The description herein is the same as that contained in the prior deed.

IN TESTIMONY WHEREOF, the grantors have executed this deed on the 10th day of March, 2023.

FERN ILO TIETGENS TENNESSEE MARITAL TRUST

Todd Edward Tietgens, Co-Trustee

Mark Richard Tietgens, Co-Trustee

Jeffrey Randall Tietgens, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Todd Edward Tietgens, the within named bargainor, 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 and seal this 10th day of March, 2023.

Notary Public
My Commission Expires: 09/07/2026

GRACE WOFFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept. 7, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mark Richard Tietgens, the within named bargainor, 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 and seal this 10th day of March, 2023.

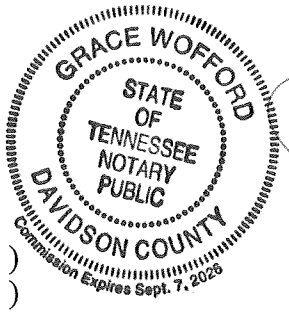


Notary Public
My Commission Expires: 09/01/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Randall Tietgens, the within named bargainor, 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 and seal this 10th day of March, 2023.



Notary Public
My Commission Expires: 09/01/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 10th day of March, 2023.



Notary Public
My Commission Expires: 09/01/2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineer, dated November 17, 1967, as follows:

BEGINNING at a point on the westerly margin of County Hospital Road, formerly Asylum Road, at a point South 36 deg. 30 min. West 60 feet from the southeast corner of the property conveyed to U-Haul Co., of Kentucky, Inc., by deed from Colonial Realty, of record in Book 3613, page 583; thence with the margin of said Road, South 36 deg. 30 min. West 300 feet to an iron pin; thence leaving said Road; North 50 deg. 33 min. 40 sec. West 523.29 feet to an iron pin; thence North 53 deg. 30 min. West 77.39 feet to an iron pin; thence North 36 deg. 30 min. East 273.18 feet to an iron pin; thence South 53 deg. 30 min. East 60 feet to the point of beginning, containing 3.93 acres, more or less.

Being the same property conveyed to Edward R. Tietgens as Trustee of the Fern Ilo Tietgens Tennessee Marital Trust by deed of record instrument number 20110520-0038628, Register's Office of Davidson County Tennessee.

Tennessee Certification of Electronic Document

I, Danielle Burns, 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 March 10, 2023 (date of document).

Danielle Burns
Affiant Signature

March 10, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7 Jul 2025

NOTARY'S SEAL

