Karen Johnson Davidson County
Batch# 990872 DEEDQC
04/12/2023 11:20:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026800

This Document Prepared and After Recording, Return and Mail Tax Statements To:

Lawrence Axelrod and Susan Axelrod, as co-Trustees
21 Misty Court
Lebanon , TN 37090

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, LAWRENCE AXELROD and SUSAN J. AXELROD, husband and wife, the GRANTORS,

Whose mailing address is 21 Misty Court, Lebanon , TN 37090;

hereby convey and quitclaim to

LAWRENCE AXELROD and SUSAN AXELROD, as co-Trustees of THE AXELROD JOINT REVOCABLE TRUST, U/A dated March 1, 2023, the GRANTEE,

Whose mailing address is 21 Misty Court, Lebanon , TN 37090;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 2507 Santi Ave., Nashville, TN 37208.

Assessor's Parcel Number: 081 10 0 116.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 19 day of March, 2023.

Lawrence Axelrod
LAWRENCE AXELROD

Susan J. Axelrod
SUSAN J. AXELROD

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, LAWRENCE AXELROD and SUSAN J. AXELROD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 18 day of March, 2023.

NOTARY PUBLIC

My commission expires: 6-28-26
6-28-26

JENNIFER N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 44 and the easterly 3 feet of Lot 43 on the Plan of Cobbs' Subdivision of the Harding Bosley tract, recorded in Book 161, Page 155, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Henry Terrell and Sam Ella Allen, joint tenants with the right of survivorship by Warranty Deed from Tom LeGarde, unmarried of record in Book 6457, Page 30 register's Office for Davidson County Tennessee, dated December 20, 1984 and recorded on December 26, 1984.

Being the same property conveyed to William Orlando Allen by Quitclaim deed from Sam Ella Allen of record in Instrument No. 20161031-0114734 Registrar's Office for Davidson County, Tennessee, dated October 10, 2016 and recorded on October 31, 2016.

Being the same property conveyed to Andy Maloney, as Trustee for the 2507 Santi Ave. Trust by Warranty deed from William Orlando Allen of record in instrument No. 20190227-0017732 Registrar's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 27, 2019.

Being the same property FURTHER conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty Deed from Andy Maloney, as Trustee for the 2507 Santi Ave. Trust of record in Instrument No. 20190227-0017800 Registrar's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 27, 2019.

This conveyance is made subject to all matters as shown of record in the Registrar's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.