Karen Johnson Davidson County
Batch# 992358 DEEDQC
04/14/2023 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230414-0027582

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Kohner Greenberg Family Trust dated July 8, 1997 as amended and restated April 13, 2023 3107 Morning Stroll Drive Nashville, TN 37206	Same	084 05 0B 009.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Stephen Scott Greenberg and Julie Barbara Kohner, Trustees of the Kohner Greenberg Family Trust dated November 5, 2016, being one and the same entity as the Kohner Greenberg Family Trust dated July 8, 1997, and amended and restated on November 5, 2016 (the "Grantors"), do hereby quitclaim, transfer and convey all Grantors' right, title and interest in and to the following described property to the Kohner Greenberg Family Trust dated July 8, 1997, as amended and restated November 5, 2016, and as further amended and restated on April 13, 2023, as a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows

> Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as Amended in Instrument No. 20161020-0110945 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Stephen Scott Greenberg and Julie Barbara Kohner, Trustees of the Kohner Greenberg Family Trust dated November 5, 2016 by Quitclaim deed from Stephen Scott Greenberg and Julie Barbara Kohner, husband and wife, of record in Instrument No. 20210811-0108089 in the Register's Office for Davidson County, Tennessee. The Kohner Greenberg Family Trust dated November 5, 2016, is one and the same entity as the Kohner Greenberg Family Trust dated July 8, 1997, and amended and restated on November 5, 2016.

The legal description is the same as the previous deed of record.

This is improved property known as 3107 Morning Stroll Drive, Nashville, Tennessee 37206.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 13 day of April, 2023.

KOHNER GREENBERG FAMILY TRUST
DATED NOVEMBER 5, 2016

Stephen Scott Greenberg, Trustee

Julie Barbara Kohner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Stephen Scott Greenberg, the within named Trustee, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13 day of April, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

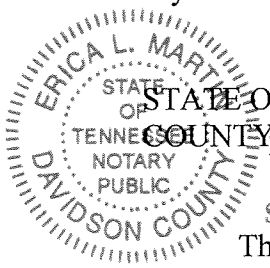
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Julie Barbara Kohner, the within named Trustee, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13 day of April, 2023.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

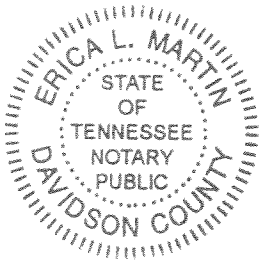
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Stephen Scott Greenberg, Affiant

Subscribed and sworn to before me this 13 day of April, 2023.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 April 13, 2023.

Carla L Lovell

Carla Lovell

4/13/2023

Date

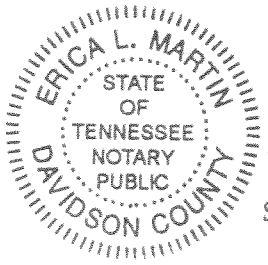
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13 day of April, 2023.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

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