Karen Johnson Davidson County
Batch# 992789 DEEDQC
04/17/2023 11 42 06 AM 3 pgs
Fees. $17.00 Taxes $0 00
20230417-0027922

This Instrument Prepared By and Returned To

The Law Office of Trent Linville, PLLC
725 Cool Springs Blvd, Ste 600
Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0

Affiant

Sworn to and subscribed before me this 22nd day of March, 2023

KATHERINE LYNN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires 04/22/26

QUITCLAIM DEED

THIS INDENTURE, made this 22nd day of march, 2023, among

MORGAN EVANS AND THADDEUS EKSTRAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

THADDEUS TIMOTHY EKSTRAND AND MORGAN NICOLE EKSTRAND, TRUSTEES OF THE EKSTRAND LIVING TRUST DATED MARCH 22, 2023

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Certain real property situate in Davidson County, Tennessee, and described as follow, to-wit:

Being Lot No. 127 on the plan of Section VI, Horton Heights, as shown on plat of record in Book 2133, page 24, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Morgan Evans and Thaddeus Ekstrand, as joint tenants with right of survivorship, by Warranty Deed from APG Rentals, LLC, a Missouri limited liability company, dated May 26, 2021 and recorded June 1, 2021 in Batch # 647308, in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 856 Brook Hollow Road, Nashville, TN 37205.

THIS DEED has been prepared solely upon information furnished by **Morgan Evans and Thaddeus Ekstrand.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

Morgan Evans

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Morgan Evans, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22nd day of March, 2023

Notary Public
My Commission Expires 04/22/24

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Thaddeus Ekstrand

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thaddeus Ekstrand, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22nd day of March, 2023

Notary Public
My Commission Expires 04/22/26

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Thaddeus Timothy Ekstrand and Morgan Nicole Ekstrand, Trustees
Ekstrand Living Trust dated March 22, 2023
856 Brook Hollow Road
Nashville, TN 37205

Responsible Party For Taxes:

Thaddeus Timothy Ekstrand and Morgan Nicole Ekstrand, Trustees
Ekstrand Living Trust dated March 22, 2023
856 Brook Hollow Road
Nashville, TN 37205

Tax Map and Parcel: 102-11-0-062