Karen Johnson Davidson County
Batch# 999301 DEEDQC
05/03/2023 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230503-0032837

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-

AFFIANT

Subscribed and sworn to before me on this day, May 2, 2023.

Notary Public

My Commission Expires: 8/7/2024

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

New Owner Address:
Mark L. Schiftan and
Harriet Kaplowitz Schiftan, Co-Trustees
3606 D West End Avenue
Nashville, Tennessee 37205

Send Tax Bills To:
Same

Map-Parcel Number:
104090W11000

QUITCLAIM DEED

Mark Schiftan and Harriet Schiftan, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Mark L. Schiftan and Harriet Kaplowitz Schiftan, Co-Trustees of the Schiftan Family Community Property Trust, dated August 29, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, May 2, 2023.

Mark Schiftan

Harriet Schiftan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mark Schiftan and Harriet Schiftan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 2, 2023.

Notary Public

JENNIFER L. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8/7/24

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 110 on the Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record at Instrument No. 201606210062851, 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 Mark Schiftan and Harriet Schiftan, husband and wife, from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20200318-0029824, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 3606 D West End Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 May 2, 2023.

Affiant Signature

5/3/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 3, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/19/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY