Karen Johnson Davidson County
Batch# 1000477 DEEDQC
05/08/2023 10 00 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20230508-0033924

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

STATE OF TENNES
COUNTY OF DAVI

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2023.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bill Tannenbaum, Trustee of the Rimshot Trust 1880 Century Park East Suite 1600 Los Angeles, CA 90067	New Owner	Map and Parcel No.: 083 06 0V 002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Aaron Frank, Trustee of the Rimshot Trust under Agreement dated May 5, 2021** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bill Tannenbaum, successor Trustee of the Rimshot Trust under Agreement dated May 5, 2021**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Truett and N. 20th Residences, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180329-0029733, and Amended in Instrument No. 20180620-0059652, Instrument No. 20180713-0068429 and Instrument No. 20180719-0070610, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the Plat filed as Exhibit "C" to said Declaration, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aaron Frank, Trustee of the Rimshot Trust under Agreement dated May 5, 2021 by Warranty Deed from Trevor L. McConnell and Kirk A. McConnell and Miriam McConnell, husband and wife, dated June 4, 2021 and recorded on June 8, 2021 in Instrument No. 20210608-0076584, in the Register's Office of Davidson County, Tennessee. Trustee Aaron Frank having since been replaced by successor Trustee Bill Tannenbaum, who was appointed pursuant to that certain First Amendment to the Trust Agreement, dated April ____, 2023.

This is improved property known as: 551 N 20th Street Nashville, TN 37206

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2023.

RIMSHOT TRUST

Aaron Frank, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Frank, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Rimshot Trust, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 25th day of April, 2023

Sherry Fox
Notary Public

My Commission Expires: 1/4/2027

SHERRY FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027