Karen Johnson Davidson County
Batch# 1000477 DEEDQC
05/08/2023 10 00:33 AM 2 pgs
Fees: $12 00 Taxes $0 00
20230508-0033927

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 Kowabunga Trust 1880 Century Park East Suite 1600 Los Angeles, CA 90067	New Owner	Map and Parcel No.: 072 08 0 111.00

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 Kowabunga Trust under agreement dated March 6, 2020** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bill Tannenbaum, successor Trustee of the Kowabunga Trust under agreement dated March 6, 2020**, 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 lot No. 49 on the Map of Dalewood, Section 1, of record in Book 1484, Page 108, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Berry wood Road, the common corner of Lots 24 and 49; thence with the line between said lots, Southerly 121.5 feet to a point, a corner of Lot 48; thence with the line between Lots 48 and 49, Easterly 140.7 feet to the Westerly margin of Pinewood Road; thence with the margin of the same, Northerly 124.7 feet to the beginning of a curve; thence with said curve, Northwesterly 38.3 feet to the Southerly margin of Berry wood Road; thence with the margin of the same, Westerly, along a slight curve, 95 feet to the beginning.

Being the same property conveyed to Aaron Frank, Trustee of the Kowabunga Trust under agreement dated March 6, 2020 by Warranty Deed from James and Meg Investments, LLC a Tennessee Limited Liability Company, dated March 10, 2020 and recorded on March 13, 2020 in Instrument No. 20200313-0028375, 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 25th, 2023.

This is improved property known as: 2232 Pinewood Rd, Nashville, TN 37216.

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.

KOWABUNGA 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 Kowabunga 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

