Karen Johnson Davidson County
Batch# 1004107 DEEDQC
05/16/2023 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230516-0036680

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 37636-04-2023 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is:<br>$0.00<br><br>Affiant<br>Subscribed and sworn to before me, this 16th day of May, 2023.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information:<br>Map and Parcel No.: |
|---|---|---|
| Philip and Maricel Luebben Trust<br>814 Kendall Drive<br>Nashville, TN 37209 | FirstBank<br>722 Columbia Avenue<br>Franklin TN 37064 | 103 09 0 085.00 |

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Gabrielle Nicole Luebben, a single woman, and Philip William Luebben, a married man (collectively, "Grantors") do hereby quitclaim, transfer and convey unto Philip William Luebben and Maricel Ramiro Luebben, as Trustees of the Philip and Maricel Luebben Trust under agreement dated March 22, 2023 (collectively, "Grantees"), their successors and assigns, all of Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 814 Kendall Drive, Nashville, Davidson County, Tennessee, 37209.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of May, 2023.

GRANTORS:

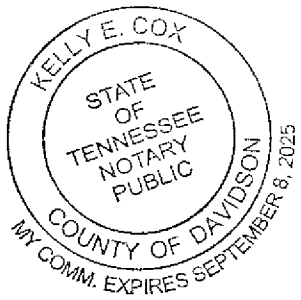
Gabrielle Nicole Luebben

Philip William Luebben

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabrielle Nicole Luebben and Philip William Luebben, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2023.




Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 54, Section 4, Brookside Courts, Addition No. 4, as shown on plat of record in Book 2083, Page 59, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 54 fronts 80 feet on the Southeasterly side of Kendall Drive and runs back 249.6 feet on the Northeasterly line and 233.7 feet on the Southwesterly line to a dead line in the rear on which it measures 81.6 feet.

Being the same property conveyed to Gabrielle Nicole Luebben, a single woman, and Philip William Luebben, a married man, by Warranty Deed dated May 16, 2023, from James E. Green, Jr. and Montgomery W. Green, husband and wife, of record in Instrument No. 202305160036678, in the Register's Office of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, George Mudter, do 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 5/16/23 (date of document).

Affiant Signature

5/16/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY