Karen Johnson Davidson County
Batch# 1007035 DEEDQC
05/24/2023 12:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230524-0039168

THIS INSTRUMENT PREPARED BY:

Lenders Title Company
149 1st Ave N
Franklin TN, 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration for this transfer is $ -0- .

Affiant
Subscribed and sworn to before me this 1st day of May, 2023.
Michelle W Locke
Notary Public
My Commission Expires:
9/14/26

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Oliver Lubin and Laura Lubin 2015 Living Trust 123 Clarendon Avenue Nashville, TN 37205	New Owner	116 10 0 017 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, Oliver Lubin and Laura Lubin, married, hereby quitclaim and convey to Oliver Joseph Harris Lubin and Laura Mallory Hancock Lubin, Trustees of the Oliver and Laura Lubin 2015 Family Trust, its successors and assigns, all right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING part of Lot No. 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated March 23, 1929, of record in Plat Book 547, page 195, as follows:

BEGINNING on the Southerly margin of Sutherland Avenue at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, Southwardly 190 feet; thence Westwardly 51.9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, Page 60, said Register's Office; thence with said John Bransford's Northerly line, Northwestwardly 71.5 feet, more or less, to the Easterly margin of Clarendon Avenue, extended; thence Northwardly with the Easterly margin of same, on a curve to the left with a radius of 145 Degrees. a distance of 53.7 feet; thence Northwardly 17.5 feet; thence on a curve to the right with a radius of 80 Degrees. a distance of 113.2 feet to the Southerly margin of Sutherland Avenue; thence with same, Eastwardly 24.3 feet to the beginning.

BEING the same property conveyed to Oliver Lubin and Laura Lubin, married, by QuitClaim deed from Oliver Joseph Harris Lubin and Laura Mallory Hancock Lubin, Trustees of the Oliver and Laura Lubin 2015 Living Trust of record in Instrument No. 20230511-0035247 Register's Office for Davidson County, Tennessee, dated May 1, 2023 and recorded on May 11, 2023.

BEING also known as 123 Clarendon Ave, Nashville, TN 37205.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF we have hereunto set my hand this 1st day of May, 2023.

Oliver Lubin

Laura Lubin

STATE OF TENNESSEE
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Oliver Lubin and Laura Lubin,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2023.
Michelle W Locke
Notary Public
My Commission Expires: 9/14/25

Tennessee Certification of Electronic Document

I, Patricia Nickerson, 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 05-01-2023 (date of document).

Affiant Signature

05-01-2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/27/25

NOTARY'S SEAL

