Karen Johnson Davidson County
Batch# 1008163 DEEDQC
05/26/2023 12:36:37 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230526-0039992

THIS INSTRUMENT PREPARED BY:
Erik O. Thorngren
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gershon Klotwog, Joyce Kay Klotwog, and Cassandra Lynn Klotwog, Co-Trustees of the Klotwog Tennessee Community Property Trust 480 Broadwell Drive Nashville, TN 37220	(same)	Map-Parcel Numbers: 1. 147 05 0 236.00 2. 147 05 0 109.00 3. 146 08 0 011.00 4. 118 01 0 451.00 5. 118 01 0 450.00 6. 161 06 0 237.00 7. 161 06 0 236.00 8. 161 08 0 092.00 9. 161 08 0 093.00 10. 161 08 0 094.00 11. 161 09 0 071.00 12. 161 13 0 036.00 13. 146 08 0 010.00 14. 160 08 0 038.00

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of funding a revocable trust pursuant to the terms thereof, we, GERSHON KLOTWOG and wife, JOYCE KAY KLOTWOG, ("Grantors") by these presents do hereby quitclaim and convey unto GERSHON KLOTWOG, JOYCE KAY KLOTWOG, and CASSANDRA LYNN KLOTWOG, Co-Trustees of the KLOTWOG TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated May 25, 2023, their successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all of Grantors' right, title and interest in and to those certain tracts or parcels of improved real property located in Davidson County, Tennessee, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS our hands this 25th day of May, 2023.

GERSHON KLOTWOG

JOYCE KAY KLOTWOG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Renee Mussatto, a Notary Public of the State and County aforesaid, personally appeared GERSHON KLOTWOG and JOYCE KAY KLOTWOG, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of May, 2023.

Notary Public

My Commission Expires:
July 6, 2026

RENEE MUSSATTO
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 6, 2026
COUNTY OF DAVIDSON

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

EXHIBIT "A"

Property Descriptions

PARCEL 1 – 305 Blackmon Road, Nashville, TN 37211

MAP AND PARCEL NUMBER: 147 05 0 236.00

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Caldwell Country Estates, Section IV, as of record in Book 2854, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 90 feet on the South side of Blackman Road and extends back 170.64 feet in the west line and 170.3 feet on the east line, to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 2 – 312 Blackmon Road, Nashville, TN 37211

MAP AND PARCEL NUMBER: 147 05 0 109.00

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Caldwell Hall Subdivision, Section 1, Revised, of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 89.8 feet on the northerly side of Blackman Road and extends back between lines, 161.7 feet on the westerly line and 160.3 feet on the easterly line to a dead line measuring 89.9 feet thereon.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 3 – 422 Blackmon Road, Nashville, TN 37211

MAP AND PARCEL NUMBER: 146 08 0 011.00

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Blackman Acres, as of record in Book 2083, page 92, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Blackman Road at the corner of Lots 2 and 3; thence with the line between said lots, easterly 207 feet to the corner of Lot No. 4; thence with the line between Lots 3 and 4, southerly 178.5 feet to same, westerly 81.2 feet to a point; and continuing with the margin of said road in a northwesterly direction around a curve, 219.25 feet to the east margin of Blackman Road; thence with the margin of the same, northerly 57.7 feet to the point of beginning.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 4 – 2906 10th Ave. S., Nashville, TN 37204

MAP AND PARCEL NUMBER: 118 01 0 451.00

Being Lot Number 2 of the Resubdivision of Lots 113 and 114 on the Plan of Idlewild, said plan being of record in Plat Book 5200, page 276, Register's Office, Davidson County, Tennessee, to which plan reference is herein made for more complete and accurate legal description.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 5 – 2910 10th Ave. S., Nashville, TN 37204

MAP AND PARCEL NUMBER: 118 01 0 450.00

Being Lot Number 1 of the Resubdivision of Lots 113 and 114 on the Plan of Idlewild, said plan being of record in Plat Book 5200, page 276, Register's Office, Davidson County, Tennessee, to which plan reference is herein made for more complete and accurate legal description.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 6 – 5133 Whitaker Drive, Nashville, TN 37211

MAP AND PARCEL NUMBER: 161 06 0 237.00

BEING Lot No. 136 on the Plan of Huntington Park, Section 2, as of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 7 – 5137 Whitaker Drive, Nashville, TN 37211

MAP AND PARCEL NUMBER: 161 06 0 236.00

BEING Lot No. 135 on the Plan of Huntington Park, Section 2, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 8 – 5414 Nolensville Pike, Nashville, TN 37211

MAP AND PARCEL NUMBER: 161 08 0 092.00

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Southwood, of record in Book 2663, page 126, Register's Office for said County.

Said Lot No. 133 fronts 115 feet on the easterly side of Nolensville Road and extends back between lines, the northerly line being 250.9 feet and the southerly line being 142.2 feet, to a line on the rear, measuring 150.0 feet.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 9 – 5416 Nolensville Pike, Nashville, TN 37211

MAP AND PARCEL NUMBER: 161 08 0 093.00

BEING Lot No. 134 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 10 – 396 Ashgrove Drive, Nashville, TN 37211

MAP AND PARCEL NUMBER: 161 08 0 094.00

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Southwood of record in Plat Book 2663, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 135 fronts 100 feet on the North side of Ash Grove Drive and runs back 321.41 feet on the East line and 150 feet on the West line to a dead line in the rear, on which it measures 204.50 feet.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 11 – 5520 Hill Court, Nashville, TN 37220

MAP AND PARCEL NUMBER: 161 09 0 071.00

Being Lot No. 19-A on the Plan of the zone lot division of Lot 19, Section One, Brentwood Meadows, of record in Book 5200, Page 694, and amended in Book 6250, Page 403, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 12 – 5700 Brentwood Meadows Circle, Nashville, TN 37227

MAP AND PARCEL NUMBER: 161 13 0 036.00

Land in Davidson County, Tennessee, being Lot No. 53-B, on the Plan of Zone Lot Division, Lot 53, Section Two, Brentwood Meadows, as shown on plat of record in Plat Book 5200, page 782, as amended by Book 6250, page 646, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to Plat Book 6250, page 646, said Lot No. 53-B fronts 37.7 feet on the East margin of Brentwood Meadows Circle, and extends back 243.4 feet on the South line and 323.6 feet on the North line to a dead line in the rear, measuring 113.2 feet, thereon.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 13 – 4816 Trousdale Drive, Nashville, TN 37220

MAP AND PARCEL NUMBER: 146 08 0 010.00

BEING Lot No. 2 on the Plan of Blackman Acres, as of record in Book 2083, page 92, Register's Office for said County.

Said Lot No. 2 fronts 90 feet on the easterly side of Trousdale Drive, formerly Blackman Road, and runs back 286.5 feet on the northerly line and 207 feet on the southerly line, to a dead line, measuring 120 feet thereon.

Being the same property conveyed to Gershon Klotwog and wife, Joyce Kay Klotwog, by Quitclaim Deed from Gershon Klotwog of record at Instrument No. 20230525-0039659, Register's Office for Davidson County, Tennessee.

PARCEL 14 – 480 Broadwell Drive, Nashville, TN 37220

MAP AND PARCEL NUMBER: 160 08 0 038.00

Land in Davidson County, Tennessee, being lot No. 59 on the Plan of Brentview Hills, of record in book 3300, pages 43 and 44, Register's Office for said County.

Said lot No. 59 fronts 125 feet on the northerly side of Broadwell Drive, and extends back 511.6 feet on the easterly line and 542.4 feet on the westerly line which is a broken line, to a dead line in the rear on which it measures 81.4 feet.

Being the same property conveyed to Gershon Klotwog (incorrectly referred to as Garshon Klotwog) and wife, Joyce K. Klotwog (also known as Joyce Kay Klotwog), by Warranty Deed from Mildred B. Blanks of record in Book 3931, page 897, Register's Office for Davidson County, Tennessee.