Karen Johnson Davidson County
Batch# 1009128 DEEDQC
05/30/2023 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230530-0040662

QUITCLAIM DEED
2023-374

SUSAN MAGNUSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Paula M Rieger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th **Day of May ,2023** .

Notary Public

MY COMMISSION EXPIRES: 9/24/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Rieger, As Trustee of The Robert Rieger Revocable Living Trust, dated March 13, 2018, and Paula Michelle Rieger	IServe Residential Lending, LLC	
(NAME) **1961 Tinnin Road**	10920 Via Frontera, Ste 520	**007-00-83.00**
(ADDRESS) **Goodlettsville, TN. 37072**	(ADDRESS) San Diego, CA. 92127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

The Robert Rieger Revocable Living Trust

HEREINAFTER CALLED THE GRANTOR THEIR HEIRS AND ASSIGNS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND QUITCLAIM UNTO WITH FULL POWER AND AUTHORITY TO SELL, CONVEY AND/OR ENCUMBER UPON SUCH TERMS OR CONDITIONS AS HE DETEMINES WITHOUT THE APPROVAL OR JOINDER OF ANY BENEFICIARY AND WITHOUT OBLIGATION OF THE GRANTEE OR MORTGAGEE FOLLOWING OR ASCERTAINING THE DISPOSITATION OF THE PROCEEDS OF AN CONSIDERATION

Robert Rieger, As Trustee of The Robert Rieger Revocable Living Trust, dated March 13, 2018, and Paula Michelle Rieger, a married woman

HEREINAFTER CALLED THE GRANTEE AND WITH FULL POWER AND AUTHORITY TO SELL, CONVEY AND/OR ENCUMBER UPON SUCH TERMS OR CONDITIONS AS SHE DETERMINES, WITHOUT APPROVAL OR JOINDER OF ANY BENEFICIARY AND WITHOUT OBLIGATION OF GRANTEE OR MORTGAGEE FOLLOWINGOR ASCERTAINING THE DISPOTION OF THE PROCEEDS OF ANY CONSIDERATION

A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situated in the 10th, formerly the 20th Civil District o Davidson County, Tennessee, being part of Lot No. 1allotted to J.W. Tinnin in the partition of lands of Josiah W. Tinnin, deceased of record in Book 112, page 595 and 596, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a point in the center of a County Road, the southwest corner of said Lot No. 1, being also the southwest corner of a small tract of land conveyed to F.I Bridges, by Deed from David Smiley, Jr., of record in Book 29, page 307, said Register's Office; thence easterly, with the center

of said Road, 319.9 feet to the southwest corner of a 15 foot strip for a roadway conveyed to L. W. Denney, by deed from J.W. Tinnin and wife, of record in Book 519, page 302, said Register's Office; thence North 2 degrees East with westerly margin of said 15 foot strip 676 1/2 feet to the line of a tract of land owned by L. W. Denney; thence North 57 degrees West, with the Denney's southern boundary line, 238 feet to a stake; thence South 2 degrees West, 132 feet; thence North 88 degrees West 75.9 feet; thence South 2 degrees West, 561 feet to the beginning containing 5 acres, more or less.

Being the same property conveyed to The Robert Rieger Revocable Living Trust , dated March 13, 2018 by Quitclaim Deed from Robert Allyn Rieger, an unmarried man of record in Instrument No. 20180502-0041799, Register's Office for Davidson County, Tennessee, dated April24, 2018 an recorded on May 2, 2018.

The purpose of this deed is to add Robert Reiger's spouse, Paula Michelle Reiger to the title of this property for the purposes of a refinance.

This deed was prepared without the benefit of a title search. No warranties are given as to the marketability of this property.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property is believed to be known as: 1960 Tinnin Road, Goodlettsille, TN/ 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Witness my/our hands this 8th Day of May,2023.

Robert Rieger, Trustee

STATE OF TENNESSEE
COUNTY O RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Robert Rieger, Trustee**, of the **Robert Reiger Revocable Living Trust, dated March 13, 2018** with whom I am personally acquainted, and who, upon oath acknowledged himself to be the **Trustee** of the **the Robert Rieger Revocable Living Trust dated March 13, 2018** within named bargainors, and that they as such **Trustee**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as **Trustee**.

Witness my hand and official seal at office, this 8th Day of May, 2023.

Commission expires: 9/21/24

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., STE 2
Murfreesboro, TN 37129
615-203-3054

Tennessee Certification of Electronic Document

I, Jamie Mooney 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 5/8/2023 (date of document).

Affiant Signature

5/24/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

