Karen Johnson Davidson County
Batch# 1014518 DEEDQC
06/13/2023 01 11 18 PM 2 pgs
Fees. $12 00 Taxes $0 00
20230613-0045031

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Martinas & Laura Geben, Trustees **3212 B Lincoln Avenue** **Nashville, TN 37218**	**SAME**	**070 09 0F 002.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1 00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Laura Catherine Geben and Martinas Geben, wife and husband,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Laura Catherine Geben and Martinas Geben, Co-Trustees of the Martinas and Laura Geben Tennessee TBE Trust dated June 12, 2023, a Tennessee Tenancy By the Entirety Trust created pursuant to Tennessee Code Annotated § 35-15-510,

HEREINAFTER called the GRANTEES, their heirs and assigns, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit

Being Unit B, homes at 3212 Lincoln Avenue, as shown in the Declaration of Covenants, Conditions, and Restrictions for homes at 3212 Lincoln Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No 20171204-0123508, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property

Being the same property conveyed to Laura Catherine Geben and Martinas Geben, wife and husband, by Warranty Deed from Erasmo Ramos, married, recorded on the 7th day of July, 2020, in Instrument No 20200707-0072609, in the Register's Office for Davidson County, Tennessee.

Note. Laura Catherine Geben, Grantor and Laura Catherine Geben, Grantee, are one and the same person. Note 2: Martinas Geben, Grantor and Martinas Geben, Grantee, are one and the same person.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, as well as all restrictions of record found in Instrument No 20171204-0123508, in the Register's Office for Davidson County, Tennessee, and described more fully in Instrument No 20200707-0072609, in the Register's Office for Davidson County, Tennessee

This is improved property known as **3212 B Lincoln Avenue, Nashville, TN 37218.**

WITNESS OUR HANDS this the 12th day of June, 2023,

Laura C.

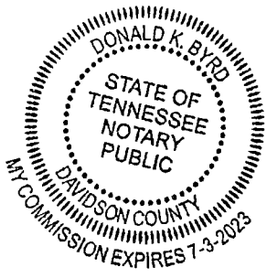
Laura Catherine Geben

Martinas Geben

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **Laura Catherine Geben and Martinas Geben,** with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of June, 2023.



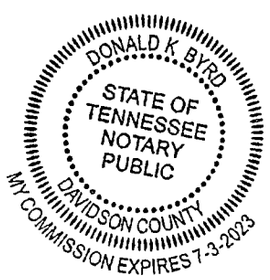
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 12th day of June, 2023.



NOTARY PUBLIC
My Commission Expires: 7-3-27