Karen Johnson Davidson County
Batch# 1016154 DEEDQC
06/16/2023 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230616-0046282

This Instrument Prepared By:

Erika L. Haupt, Esq.
Roetzel & Andress, LPA
41 S. High Street, 21st Floor
Columbus, Ohio 43215

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
Ashley Baker Gensler, Successor Trustee of The Cynthia S. Baker 7/21/2021 Amended and Restated Revocable Trust	Ashley Baker Gensler, Successor Trustee of The Cynthia S. Baker 7/21/2021 Amended and Restated Revocable Trust	116-15-0-026.00
915 Halcyon Avenue Nashville, Tennessee 37204	915 Halcyon Avenue Nashville, Tennessee 37204	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Erika L. Haupt, Trustee of the Robert Douglas Trust u/a/d July 27, 2018** (herein called "Grantor"), exercising the full power and authority vested in her, conveys and quitclaims unto **Ashley Baker Gensler, Trustee of The Cynthia S. Baker 6/13/2018 Amended and Restated Revocable Trust** (herein called "Grantee"), the following described property, having an address of 428 Westview Avenue, Nashville, Tennessee 37205, and being situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 and the Northerly 20 feet of Lot 82-A and the Southerly 20 feet of Fourth Street, as abandoned and closed and as shown on the Map of a Resubdivision of Parts of Royal Oaks Subdivision of record in Book 974, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

All of the above described property adjoin and front together 240 feet on the Easterly side of West View Avenue and runs back between parallel lines, along the Southerly margin of a 10-foot walkway which is shown on the plan of record in Book 1424, Page 89, Register's Office for Davidson County, Tennessee, 210 feet to a dead line.

Being the same property conveyed to Erika L. Haupt, Trustee of the Robert Douglas Trust u/a/d July 27, 2018 by Warranty Deed from Earl W. Wendell and wife, Janice W. Wendell, of record in Instrument No. 20180802-0075944, Registrar's Office for Davidson County, Tennessee, dated August 1, 2018 and recorded on August 2, 2018.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of June, 2023.

ROBERT DOUGLAS TRUST u/a/d JULY 27, 2018

By: _____
Erika L. Haupt, Trustee

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public, of the State and County aforesaid, personally appeared Erika L. Haupt, Trustee of the Robert Douglas Trust u/a/d July 27, 2018, with its principal place of business at 428 Westview Avenue, Nashville, Tennessee 37205, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named Grantor, and that she, as such Trustee of the Robert Douglas Trust u/a/d July 27, 2018, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 16th day of June, 2023.

_____
Notary Public
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

STACEY A. DETTWILLER
Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

This conveyance is exempt from payment of privilege tax under TCA 67-4-409(a)(3)(G).

Certificate of Authenticity

I, ERIKA L. HAUPT, 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 JUNE 16, 2023.

Erika L Haupt

Affiant Signature

6/16/2023

Date

State of OHIO

County of FRANKLIN

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

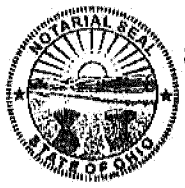
Stacey Dettwiller

Notary's Signature

My Commission Expires: N/A

Date

Notary's Seal (if on paper)



STACEY A. DETTWILLER
Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.