Karen Johnson Davidson County
Batch# 1017875 DEEDQC
06/22/2023 02 55 25 PM 3 pgs
Fees $17 00 Taxes $0 00
20230622-0047603

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vii)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Kristen N. Behof 3700 River Road Ashland City, TN 36015	New Owner	113-00-0-018.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that KRISTEN N. BEHOF, as SUCCESSOR TRUSTEE of the JUDITH A. WOLF-BEHOF TRUST, dated May 16, 2022 (the "Trust"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust property pursuant to the written terms of said Trust, hereby quitclaims unto KRISTEN N. BEHOF, individually, her heirs and assigns, all of the interest of the trustee and the Trust in and to certain tracts or parcels of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 7812 Old Charlotte Pike, Nashville, Tennessee 37209.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15 day of June 2023.

JUDITH A. WOLF-BEHOF TRUST,
dated May 16, 2022

KRISTEN N BEHOF, as Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KRISTEN N. BEHOF, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of the Kristen N. Behof Trust, dated May 16, 2022, the within named bargainor, and that she as such Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of June 2023.

NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/9/2027

Exhibit "A"
(To Trustee's Quitclaim Deed)

Legal Description

Tract One:

Situated in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, described according to an unrecorded survey of S H. Hutchison, dated May 9, 1957, as follows: Beginning at an iron stake in Dave Sam's east line, same being the northwest corner of a tract conveyed to said Ula Gorden Pedigo and wife by the undersigned P.H. Stevens by deed of record in Book 1560, Page 121, Register's Office for Davidson County, Tennessee; thence with Dave Sam's east line north 9 degrees east 210 feet to an iron stake; thence south 73 degrees east 210 feet to an iron stake; thence south 7 degrees 30' west 210 feet to a stake, being the northeast corner of U.G. Pedigo's tract; thence with the north line of same north 73 degrees west 210 feet to the point of beginning, containing 1 acre, more or less.

Tract Two:

Situated in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, bounded and described as follows· Beginning in the edge of Hall's right-of-way and at Hall's line; and running northerly with Hall's line 210 feet to a stake; thence easterly 210 feet to a stake; thence southward 238 feet to Hall's right-of-way, thence westward 210 feet running with Hall's right-of-way to the beginning, containing 1 and 1/15 acres, more or less.

Being the same property conveyed by Quitclaim Deed, dated May 16, 2022, from JUDITH WOLF-BEHOF, married, to JUDITH A. WOLF-BEHOF, as Trustee of the JUDITH A. WOLF-BEHOF TRUST dated May 16, 2022, of record in Instrument No. 20220520-0059109, Register's Office for Davidson County, Tennessee

The above description is the same as in the previous deed of record.

Certification of Trust of the JUDITH A. WOLF-BEHOF TRUST dated May 16, 2022, of record in Instrument No. 20230622-0047902, said Register's Office.