# QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on July 26, 2023.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| John Cobb Rochford, Trustee of the SOUTHERN YANKEE REVOCABLE LIVING TRUST 2200 Abbott Martin Road Nashville, TN 37215 | Pinnacle Bank 150 3rd Ave. South Suite 900 Nashville, TN 37201 | 141-06-0D 062.00-CO |

**This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.**

**KNOW ALL MEN BY THESE PRESENTS** that Andrew Fromm and Julia B. Fromm, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto John Cobb Rochford, Trustee of the SOUTHERN YANKEE REVOCABLE LIVING TRUST, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Horizontal Property Regime Private Element Plat Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Andrew Fromm and Julia B. Fromm, by Warranty Deed from Harold Clayton Hamm, II and Amy Magouirk, dated February 27, 2017, and recorded February 28, 2017, of record in Instrument No. 20170228-0019574, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 3127 Harpeth Springs Drive, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand on July 26, 2023

Andrew Fromm

Julia B. Fromm

Karen Johnson Davidson County
Batch# 1031306 DEEDQC
07/27/2023 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0057911

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On July 26, 2023, before me personally appeared Andrew Fromm and Julia B. Fromm, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on July 26, 2023.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 7/26/2023.

John Cobb Rochford

7/26/2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 7/26/2023.

Brooke Sobo

My commission expires: 9/8/25

