Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Ste. 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1.



Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Trustees of the DeNovo Family Trust Dtd 6/30/2023 717 Starlit Road Nashville, TN 37205	Same	102-15-0-087.00

Karen Johnson Davidson County
Batch# 1034006 DEEDQC
08/03/2023 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0059976

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **Lauren Correa Siemer and Christopher Phillip Siemer, a married couple**, (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto the said **Christopher Phillip Siemer and Lauren Correa Siemer, Trustees of the DeNovo Family Trust dated June 30, 2023** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 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.

Said Lot No. 267 fronts 119 feet on the Southwesterly side of Starlit Road and extends back 396.7 feet on the Southeasterly line and 386.9 feet on the Northwesterly line to a dead line measuring 119.4 feet thereon.

Being the same property conveyed to **Lauren Correa Siemer and Christopher Phillip Siemer, a married couple** by deed from Karen Speyer, married, of record in Instrument No. 20211004-0132748 dated September 30, 2021 and recorded October 4, 2021.

This is improved property known as 717 Starlit Road, Nashville, Tennessee 37205

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of June, 2023.

Lauren Correa Siemer
Grantor

Christopher Phillip Siemer
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren Correa Siemer and Christopher Phillip Siemer**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2023.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2026

NOTARY PUBLIC
My Commission Expires _____

Certificate of Authenticity

I, David P. Steitz, 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 exact copy of the original document executed and authenticated according to law on 6/30/23.
Date

Affiant Signature

8/3/23
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3rd Day of August, 2023.

Notary Signature

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires:

Notary Seal (if on paper)