Karen Johnson Davidson County
Batch# 1036143 DEEDQC
08/08/2023 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061497

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Thayer W. Wine, Trustee
Thayer W. Wine Trust
861 Lakemont DR
Nashville, TN 37220

Send Tax Bills To:
same

Map/Parcel Number:
160 09 0 012.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thayer W. Wine (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Thayer W. Wine, Trustee, and her successors in trust, of the Thayer W. Wine Trust dated December 21, 2001, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, TN, BEING Lot No. 17 on the Plan of Oak Hill Estates, Section II, of record in Plat Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Frederick L. Wine and wife, Thayer W. Wine, by Warranty Deed from Vahab Aliabadi and wife, Parvin Banoo Shahgoli, dated March 30, 1999, of record in Book 11413, page 65, Register's Office for Davidson County, Tennessee. The said Frederick L. Wine died on June 9, 2023, and his interest vested in his surviving spouse, Thayer W. Wine.

The legal description is the same as the previous deed of record.

This is improved property known as 861 Lakemont Drive, Nashville, Tennessee 37220.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including restrictions of record in Book 4537, page 496; Plan of record in Plat Book 4460, pages 36, 37 and 38; all in the Register's Office for Davidson County, Tennessee.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 7th day of August, 2023.

Thayer W. Wine, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thayer W. Wine, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 7th day of August, 2023.

Notary Public

My Commission Expires: 7/7/25

BEVERLY SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 07, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thayer W. Wine, Affiant

Subscribed and sworn to before me this 7th day of August, 2023..

Notary Public

My Commission Expires: 7/7/25

BEVERLY SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 07, 2025

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 8/7/2023.

Carolyn S. Wenzel

8-7-2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of August, 2023.

Notary Public

My Commission Expires: 7/7/25

