Karen Johnson Davidson County
Batch# 1046272 DEEDQC
09/05/2023 12.30 16 PM 2 pgs
Fees $12 00 Taxes $0 00
20230905-0069385

This instrument was prepared by
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Amir Herschberg, Trustee Cinthia N. Herschberg, Trustee Herschberg Living Trust dated August 30, 2023 3837 Saunders Avenue Nashville, TN 37216	CMG Mortgage, Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	061-14-0-044.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Amir Herschberg and Cinthia N. Herschberg**, husband and wife, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Amir Herschberg and Cinthia N. Herschberg, Trustees, or their successors in interest of the Herschberg Living Trust, dated August 30, 2023, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 77 and 78, in the 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 Amir Herschberg and Cinthia N. Herschberg, husband and wife, by Warranty Deed of record from Donna Huff, unmarried, and Crystal R. Parker, unmarried, in Instrument No. 20190319-0024737, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as: 3837 Saunders Avenue, Nashville, TN 37216.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 30th day of August, 2023.

Amir Herschberg

Cinthia N. Herschberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Amir Herschberg and Cinthia N. Herschberg, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 30th day of August, 2023.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

