THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

Karen Johnson Davidson County
Batch# 1046594 DEEDQC
09/06/2023 11 05 07 AM 2 pgs
Fees $12 00 Taxes $0 00

20230906-0069836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 5th day of ~~June, 2023~~. September, 2023

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bill Tannenbaum, Trustee of The Longhorn Limbo Trust 1880 Century Park East, Ste 1600 Los Angeles, CA 90067	New Owner	Map and Parcel No.: 072 08 0 111.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bill Tannenbaum, Trustee of the Kowabunga Trust under agreement dated March 6, 2020** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bill Tannenbaum, Trustee of The Longhorn Limbo Trust, dated July 24th, 2023**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 49 on the Map of Dalewood, Section 1, of record in Book 1484, Page 108, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Berry wood Road, the common corner of Lots 24 and 49; thence with the line between said lots, Southerly 121.5 feet to a point, a corner of Lot 48; thence with the line between Lots 48 and 49, Easterly 140.7 feet to the Westerly margin of Pinewood Road; thence with the margin of the same, Northerly 124.7 feet to the beginning of a curve; thence with said curve, Northwesterly 38.3 feet to the Southerly margin of Berry wood Road; thence with the margin of the same, Westerly, along a slight curve, 95 feet to the beginning.

Being the same property conveyed to Bill Tannenbaum, Successor Trustee of the Kowabunga Trust under agreement dated March 6, 2020 by Quitclaim Deed from Aaron Frank, Trustee of the Kowabunga Trust under agreement dated March 6, 2020, and recorded on May 8,2023 in Instrument No. 20230508-0033927, in the Register's Office of Davidson County, Tennessee. Trustee Bill Tannenbaum having succeeded original Trustee Aaron Frank pursuant to that certain First Amendment to the Trust Agreement, dated April 25, 2023.

This is improved property known as: 2232 Pinewood Rd, Nashville, TN 37216.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of June, 2023.

Kowabunga Trust

Bill Tannenbaum, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Tannenbaum, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Trust referenced herein, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 24th day of June, 2023.

Notary Public

My Commission Expires: 1/4/2027

SHERRY FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027