Karen Johnson Davidson County
Batch# 1051910 DEEDQC
09/20/2023 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230920-0073815

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

# QUITCLAIM DEED

Address New Owners:
Christoph Lehmann, Co-Trustee
Anne Lynne Puckett, Co-Trustee
Lehmann-Puckett Family Trust
701 Millstone LN
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
104 13 0 273.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Christoph U. Lehmann and Anne Lynne Puckett (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Christoph Lehmann and Anne Lynne Puckett, Co-Trustees, and their successors in trust, of the Lehmann-Puckett Family Trust dated July 28, 2022 (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, Tennessee, being Lot 8, SECTION 1, JARMAN PROPERTY, as shown on plat of record in Plat Book 9700, Page 595, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christoph U. Lehmann and Anne Lynne Puckett, Husband and Wife, by Warranty Deed from T. Michael Scalf dated May 31, 2013, of record at Instrument No. 20130604-0056006, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 701 Millstone Lane Nashville Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, JARMAN PROPERTY, as recorded in Plat Book 9700, Page(s) 595, and Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11582, Page 664.

Trustees 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 Grantors have executed this instrument to be effective as of the 13th day of September, 2023.

Christoph U. Lehmann, Grantor

Anne Lynne Puckett, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Christoph U. Lehmann, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of September, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Anne Lynne Puckett, 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 13th day of September, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Christoph U. Lehmann, Affiant

Subscribed and sworn to before me this 18th day of September, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

## 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 September 18th, 2023.

Carolyn S. Wenzel

9/18/2023

Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 18th day of September, 2023.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE