Karen Johnson Davidson County
Batch# 1053860 DEEDQC
09/25/2023 02:16:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230925-0075268

BEZIRKSGERICHT BREGENZ
16

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue
Suite 205
Nashville, TN 37215
(615) 383-4429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2023

Notary Public

My Commission Expires: 3/6/23

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Franz Inthisone Pfanner 529 32nd Ave. S. Nashville, TN 37212	New Owner	Map 104-6 Parcel 220

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, Helmut F. Pfanner (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Franz Inthisone Pfanner, his heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 529 32nd Ave. S., Nashville, TN 37212

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 24 day of June, 2022.

Helmut F. Pfanner

Helmut F. Pfanner

_____

_____

Personally appeared before me, the undersigned Notary Public, in and for _____, the within named Helmut F. Pfanner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ___ day of _____, 2022.

BEZIRKSGERICHT BREGENZ 16

Bezirksgericht Bregenz 24. JUNI 2022

_____
Notary Public

My Commission Expires: _____

202309250075268

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 86 on the Map showing R.W. Grizzard Subdivision of part of Bosley Tract, not of record, described as follows:

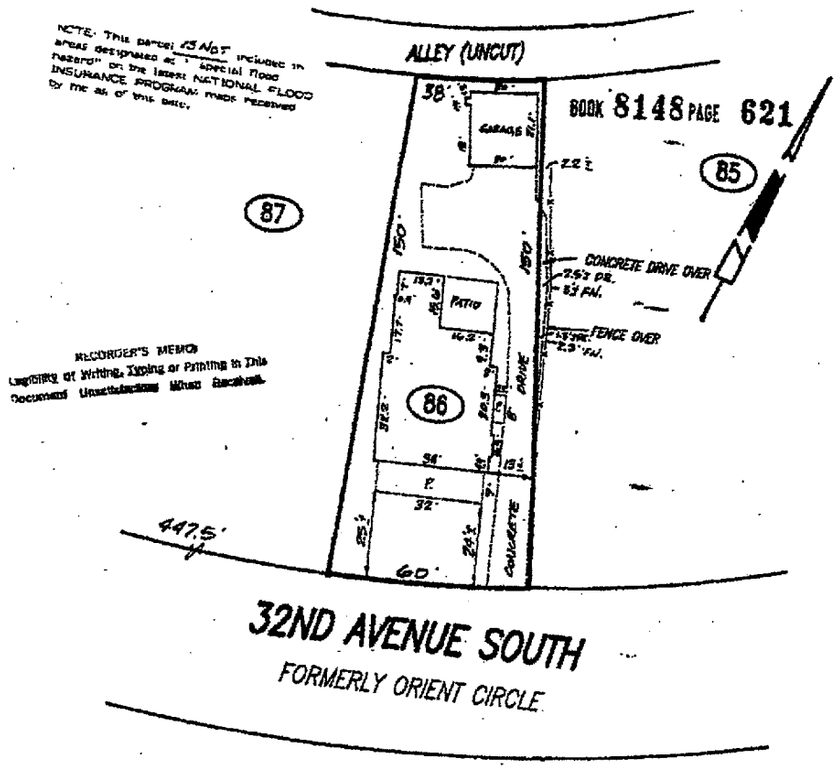
Beginning on the northwesterly margin of Orient Circle at a point 447.5 feet East of the easterly margin of Marlborough Avenue; thence with said Circle, northeastwardly 60 feet, to the corner of Lots Nos. 85 and 86; thence with the line between said two lots, northwestwardly 150 feet, to the southeasterly margin of an alley; thence with said alley, southwestwardly 38 feet, to the corner of Lots Nos. 86 and 87; thence with the line between said two lots, southeastwardly 150 feet, to the beginning.

Being a portion of the same property conveyed to Helmut F. Pfanner by deed from J.R. Groseclose and W.E. Lewis, d/b/a R B Property in Book 8148, page 619, Register's Office for Davidson County, Tennessee.

Together with an easement over that portion of the property Lying east of and adjacent to the above described land on which a concrete drive and fence serving the above described land encroaches. The land over which this easement is granted is owned by the grantors, and further identified as parcel no. 219 on Mao 104-6. The portion of said land over which the easement is granted is depicted on the mortgage loan inspection made by John Kohl & Company, P.C. dated July 5, 1990, a copy of which is attached hereto as Exhibit "B".

202309250075268

Exhibit "B"



CENSUS TRACT 168

MORTGAGE LOAN INSPECTION

DWNER: HELMUT F. PFANNER

PROPERTY LOCATED: 521 32ND AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: BEING LOT NO. 86 ON THE MAP SHOWING R.W. GRIZZARD SUBDIVISION OF PART OF BOSLEY TRACT, NOT OF RECORD, BEING A PORTION OF THE PROPERTY DESCRIBED IN

RECORDED: BOOK 7854 – PAGE 782 – R.O.D.C.
CORRECTED: BOOK 8078 – PAGE 425 – R.O.D.C.

JOHN KOHL & COMPANY, P.C.

SCALE: 1" = 40' DATE: JULY 5, 1990

This MORTGAGE LOAN INSPECTION should not be represented as a land or title survey. It was done at the request of and for the use of the mortgage loan only. It should not be relied upon for the construction of fences or the establishing the exact lines of the property. No certain type has been set on the lines.

SIGNED: JOHN KOHL & COMPANY, P.C.

By:

400 7th Ave. S., Nashville, TN 37203

JOHN R. KOHL III
TENNESSEE No. 1335

202309250075268

JUSTIZ

BEZIRKSGERICHT BREGENZ
BEGLAUBIGUNGSABTEILUNG

911 G 89/22a - 1
Gebühr: € 34,00 entrichtet

Die Echtheit der Unterschrift von

- *Herr Dr. Helmut Pfanner, geboren am 8. November 1933, Seewiesen 6, 6911 Lochau, Österreich*

wird bestätigt.

Bezirksgericht Bregenz, 24. Juni 2022

BEZIRKSGERICHT BREGENZ 16

Michaela Stockmaier

202309250075268

Apostille

(Convention de La Haye du 5 octobre 1961)

1. **Land** / Country / Pays:	**REPUBLIK ÖSTERREICH** / Republic of Austria / République d'Autriche
Diese öffentliche Urkunde / This public document / Le présent acte public	
2. **ist unterzeichnet von** / has been signed by / a été signé par	Michaela Stockmaier
3. **in ihrer/seiner Eigenschaft als** / acting in the capacity of / agissant en qualité de	Beglaubigungsbefugter
4. **ist versehen mit dem Siegel/Stempel des(der)** / bears the seal /stamp of / est revêtu du sceau /timbre de	Bezirksgerichtes Bregenz

Bestätigt / Certified / Attesté

5. **in** /at /à	Feldkirch	6. **am** / the / le	03.07.2023

7. **durch** /by /par
Präsidentin des Landesgerichtes Feldkirch

8. **unter Zahl** / Number /sous n°	929 001 JV 809-25/23t
9. **Siegel /Stempel** / Seal /Stamp / Sceau /timbre	10. Unterschrift /Signature Mag. Angelika Prechtl-Marte Im Auftrag: Kontr. Fabienne Raich

Gerichtsgebühr in Höhe von EUR 15,00 wurde entrichtet.

Tennessee Certification of Electronic Document

I, George Mudter, 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 and exact copy of the original document executed and authenticated according to law on 6/24/22 (date of document).

Affiant Signature

9/25/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023