Karen Johnson Davidson County
Batch# 1057838 DEEDQC
10/04/2023 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0078290

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Brendi Erin Kaplan, Trustee Brendi Erin Kaplan Trust 3708 Sycamore Lane Nashville, TN 37215	same	117 09 0 125.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Brendi E. Kaplan (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Brendi Erin Kaplan, Trustee, and her successors in trust, of the Brendi Erin Kaplan Trust dated October 4, 2023, as it may be amended or restated from time to time (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 7, Blackberry Hollow, Section 3, as in book 6250, page 200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brendi E. Kaplan, a single person, by Warranty Deed from Adam J. Epstein and Debbie Epstein, Husband and Wife, dated April 15, 2003, of record in Instrument No. 20030422-0052763, 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 3708 Sycamore Lane, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

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 4th day of October, 2023.

Brendi E. Kaplan, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brendi E. Kaplan, 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 4th day of October, 2023.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Brendi E. Kaplan, Affiant

Subscribed and sworn to before me this 4th day of October, 2023.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 October 4, 2023.

William L. Harbison

10/4/23

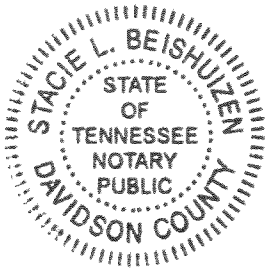
Date: October 4, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of October, 2023.

Notary Public

My Commission Expires: March 6, 2024



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

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