Karen Johnson Davidson County
Batch# 1060847 DEEDQC
10/16/2023 12:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0080913

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Lawrence David Longwill Lawrence David Longwill, Trustee, Affiant Subscribed and sworn to before me, this 28th day of September, 2023. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Lawrence David Longwill and/or Christine Lillian Kiesling, Trustees 700 Buchanan Street Nashville, TN 37208	SAME	081 08 0 191.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lawrence David Longwill and wife, Christine Lillian Kiesling**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lawrence David Longwill and/or Christine Lillian Kiesling, Trustees of the David Longwill & Christine Kiesling Living Trust, established by the Revocable Trust Agreement of Lawrence David Longwill and Christine Lillian Kiesling dated September 28, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 28th day of September, 2023.

Lawrence David Longwill

Lawrence David Longwill

Christ. Lillian K

Christine Lillian Kiesling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence David Longwill and Christine Lillian Kiesling, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2023.

My Commission Expires: _____

ALICE A. BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Alice A Bollinger

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 56 feet of Lot No. 408 and the Easterly 56 of Low No. 410 on the Map of North Nashville Realty Company, of record in Book 21, Page 105, Register's Office for said County, more particularly described according to a survey dated June 18, 1951, made by Norris H. Hickerson, Surveyor, as follows:

Beginning at an iron pin in the North margin of Buchanan Street, 56 feet West of the Southwest corner of the intersection of said Buchanan Street and 7th Avenue North; thence North 32 degrees West 80 feet to an iron pin; thence North 58 degrees East 56 feet to an iron pin in the West margin of 7th Avenue North; thence South 32 degrees East along the West margin of said Avenue 80 feet to an iron pin; thence South 58 degrees West 56 feet to the point of beginning.

Being the same property conveyed to Dave L. Longwill and Christine Kiesling, both unmarried, by Warranty Deed from Craig Hill and Marshia Hill of record in Instrument No. 20220808-0089904, in the Register's Office of Davidson County, Tennessee dated July 29, 2022, and recorded on September 8, 2022.

This conveyance is subject to:

Taxes and assessments for the year 2022.
Restrictions, dedications, conditions, reservation, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.
Easement for Private Sanitary Sewer, recorded in Instrument No. 20180619-0058730.
Easement for Declaration of Reciprocal, recorded in Instrument No. 20190412-0033583.
Any and all existing easements and restrictions as shown of record not stated herein.

Lawrence David Longwill and Dave L. Longwill are one and the same person. Christine Lillian Kiesling and Christine Kiesling are one and the same person.

This is improved property known as 700 Buchanan Street, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 9/28/23.

9/28/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

