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

Karen Johnson Davidson County
Batch# 1074927 DEEDQC
11/22/2023 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231122-0091159

QUITCLAIM DEED

Address New Owners:
Brad A. Greenbaum, Co-Trustee
Lisa T. Greenbaum, Co-Trustee
Brad and Lisa Greenbaum Trust
214 Wilsonia Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
103 14 0 081.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Brad A. Greenbaum and Lisa T. Greenbaum (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to

Brad A. Greenbaum and Lisa T. Greenbaum, Co-Trustees, and their successors in trust, of the Brad and Lisa Greenbaum Trust dated November 22, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 and the westerly 50 feet of Lot No, 21 of Block "E" on the Plan of Hillwood Estates Subdivision, of Blocks B, D, E and A, of record in Book 1835, page 59, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 and part of Lot No. 21 front 200 feet on the northerly side of Wilsonia Avenue and extends back 201.1 feet on the westerly line and 210 feet, more or less on the easterly line to a dead line, measuring 212.3 feet thereon.

Being the same property conveyed to Brad A. Greenbaum and wife, Lisa T. Greenbaum, by Warranty Deed from Charles D. Wilson, III and wife, Lisa Wilson, dated September 12, 2003, of record at Instrument No. 20030915-0135370 in the 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 214 Wilsonia Avenue, Nashville, Tennessee 37205.

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.

The purpose of this conveyance is to vest title to the Property in the name of the Brad and Lisa Greenbaum Trust dated November 22, 2023, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Brad A. Greenbaum and wife, Lisa T. Greenbaum, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 22nd day of November, 2023.

GRANTORS:

Brad A. Greenbaum, Grantor

Lisa T. Greenbaum, Grantor

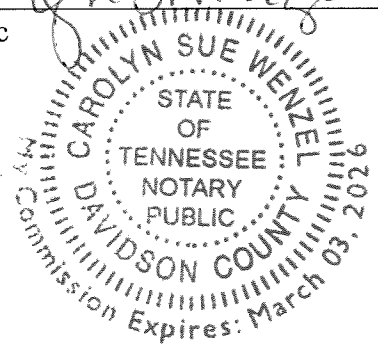
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brad A. Greenbaum, 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 22nd day of November, 2023.

Notary Public

My Commission Expires: March 3, 2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lisa T. Greenbaum, 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 22nd day of November, 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).

Brad A. Greenbaum, Affiant

Subscribed and sworn to before me this 22nd day of November, 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 November 22, 2023.

Carolyn S. Wenzel

November 22, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of November, 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