This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 1st day of November, 2023. TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY Notary Public My Commission Expires: 5-21-25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1078186 DEEDQC
12/05/2023 08:40:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231205-0093647

THIS INDENTURE, made this 1st day of November, 2023, among:

BRIGITTE D. ANSCHUETZ, AN UNMARRIED WOI

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRIGITTE ANSCHÜTZ, TRUSTEE OF THE ANSCHÜTZ LIVING TRUST DATED NOVEMBER 1, 2023,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Harpeth Trace Estates Phase Three of record in Book 5200, page 751 through page 753, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Brigitte D. Anschuetz, an unmarried woman, by Warranty Deed from Donald Dey, a single person, dated September 26, 2011 and recorded September 30, 2011 at Reference No. 20110930-0075779 in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 589 Harpeth Trace Drive, Nashville, Tennessee 37221.

THIS DEED has been prepared solely upon information furnished by **Brigitte D. Anschuetz.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Brigitte D. Anschuetz

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Brigitte D. Anschuetz,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2023

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Brigitte D. Anschuetz, Trustee
Anschütz Living Trust dated November 1, 2023
589 Harpeth Trace Drive
Nashville, TN 37221

Responsible Party For Taxes:

Brigitte D. Anschuetz, Trustee
Anschütz Living Trust dated November 1, 2023
589 Harpeth Trace Drive
Nashville, TN 37221

Tax Map and Parcel: 143020A06400CO