THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1081352 DEEDQC
12/13/2023 10:20:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231213-0095847

This conveyance is exempt from conveyance tax
Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Graham Philip Gerdeman and Adriana Gonzalez Gerdeman, Trustees 529 Harpeth Trace Drive Nashville, TN 37221	Owners	143 02 0A 046.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Adriana Gerdeman and Graham Gerdeman, wife and husband,**, hereinafter called the Grantors, do hereby Quitclaim unto **Graham Philip Gerdeman and Adriana Gonzalez Gerdeman, Trustees, or their successors in interest, of the Gerdeman Family Living Trust dated September 27, 2023, and any amendments thereto**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot **No. 46 on the plan of Phase Three Harpeth Estates**, of record in Book 5200 page 751-753, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Adriana Gonzalez by deed from David Brian Williams and wife Marion O. Williams, of record in Instrument No. 20010727-0080006, Davidson County Register of Deeds; and being further and last conveyed by Adriana Gerdeman (f/k/a Adriana Gonzalez-Gerdeman, and/or Adriana Gonzalez) to Adriana Gerdeman and Graham Gerdeman, wife and husband, by Quitclaim Deed of record at Instrument No. 20120110-0002565, Davidson County Register of Deeds.

This is property commonly known as 529 Harpeth Trace Drive, Nashville, TN 37221.*
*Note: An address is not a legal description of real property.

Witness our hands, this 6th **day of** December, **2023:**

Adriana Gerdeman

Graham Gerdeman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 6th day of December, **2023**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 6th day of December, **2023**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY