Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Erminie Gruber, Trustee **5 Redbud Drive** **Nashville, TN 37215**	**131 01 0B 125.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Erminie Gruber** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Erminie Gruber, Trustee of the Erminie Gruber Revocable Trust dated May 26, 1999** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **5 Redbud Drive, Nashville, TN 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Karen Johnson
Batch # 1083501
12/19/2023 08:57:36 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231219-0097592

Subscribed and sworn to before me this 13th day of December 2023.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 13th day of December, 2023.

ERMINIE GRUBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of December, 2023.

Notary Public

My Commission Expires:
7.7.25

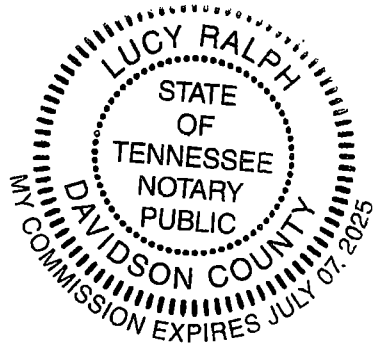


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Redbud, a planned unit development, as of record in Plat Book 4675, page 137, amended in Book 4910 page 872, Book 4937 page 346 Book 4953, page 846 Book 5003, page 925, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants liens and other matters set forth in Book 4835, page 935, said Register's Office and to the matters set forth in the referenced Plan of record.

BEING the same property conveyed to Erminie Gruber from Anne B. Roberts by warranty deed filed for record on April 20, 2001, Instrument Number 20010420-0039576, as of record in the Register's Office for Davidson County, Tennessee.