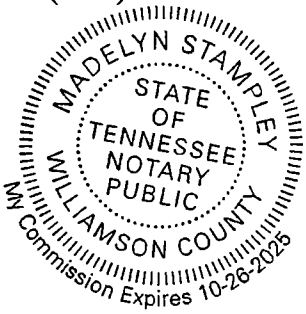
ren Johnson
Batch # 1083855
12/19/2023 12:27:51 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231219-0097788

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

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

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jonathan and Eileen Ruchman Living Trust 6206 Robin Hill Road Nashville, TN 37205	Jonathan and Eileen Ruchman Living Trust 6206 Robin Hill Road Nashville, TN 37205	115-16-0-007.00, 115-16-7.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jonathan Ruchman and Eileen K. Ruchman, husband and wife, do hereby quitclaim, transfer and convey unto Jonathan S. Ruchman and Eileen K. Ruchman, as Trustees of the Jonathan and Eileen Ruchman Living Trust dated December 13, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Jonathan Ruchman and Eileen K. Ruchman, husband and wife, from Elliott F. Leschen and Susan A. Leschen, husband and wife, by Warranty Deed dated April 30, 2007, and recorded on May 7, 2007, as Document No. 20070507-0054398, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 6206 Robin Hill Road, Nashville, Tennessee 37205

Witness my hand this 13th day of December 2023.

Jonathan Ruchman, Grantor

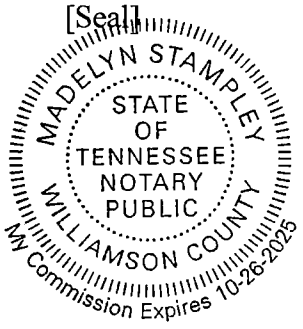
Eileen K. Ruchman, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Jonathan Ruchman and Eileen K. Ruchman, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 13, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2025

EXHIBIT "A'
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 AND THE EASTERLY PART OF LOT NO. 106, ON THE PLAN OF WEST MEADE FARMS, INC., SECTION "E", OF RECORD IN BOOK 1835, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF ROBIN HILL ROAD AT THE CORNER OF LOT NOS. 105 AND 106; THENCE LEAVING THE LINE BETWEEN SAID TWO LOTS AND ROBIN HILL ROAD, NORTH 24 DEG. 40 MINUTES WEST 259 FEET TO AN IRON PIN IN A ROCK; THENCE NORTH 10 DEG. 13 MINUTES WEST 94 FEET TO AN IRON PIN IN THE NORTHERLY OR REAR LINE OF SAID LOT NO. 106; THENCE NORTH 72 DEG. 45 MINUTES EAST 23 FEET TO THE CORNER OF LOT NOS. 105 AND 106; THENCE CONTINUING IN THE SAME DIRECTION 52 FEET, IN ALL 75 FEET TO A CORNER OF LOT NO. 103; THENCE WITH THE LINE BETWEEN LOT NOS. 103 AND 105, SOUTHEASTWARDLY 143.2 FEET TO THE NORTHWEST CORNER OF LOT NO. 104; THENCE WITH THE LINE BETWEEN LOT NOS. 104 AND 105, SOUTHWARDLY 251 FEET TO THE NORTHERLY MARGIN OF ROBIN HILL ROAD; THENCE WITH SAID ROAD, WESTWARDLY 155 FEET TO THE POINT OF BEGINNING.