Karen Johnson Davidson County
Batch# 1090154 DEEDQC
01/10/2024 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240110-0002109

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 5 day of January, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 6, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly E. Cox, Trustee 2903 Glenmeade Drive Nashville, TN 37216	New Owner	Map and Parcel No.: 072 11 0 048.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Amanda Klopf and Ryan Petersen, wife and husband (collectively, "Grantors")**, do hereby quitclaim, transfer and convey unto **Kelly E. Cox, Trustee of the 2903 Glenmeade Drive Trust under agreement dated January 5, 2024 ("Grantee")**, her successors and assigns, of all Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 17, on the Plan of Glenmeade Subdivision, of record in Book 974, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description. Subject property described according to survey of Southern Land & Associates, Inc., dated September 8,1976, as follows:

Said part of Lot No. 17 fronts 50 feet on the Westerly side of Glenmeade Drive and runs back 142.5 feet on the Northerly line and 145.7 feet on the Southerly line to a dead line on which it measures 50 feet thereon.

BEING the same property conveyed to Amanda Klopf and Ryan Petersen, wife and husband, by Warranty Deed dated October 28, 2020, from Shane D. Wilson of record in Instrument # 20201102-0127738, Register's Office for Davidson County, Tennessee.

This is improved property known as 2903 Glenmeade Drive, Nashville, Davidson County, Tennessee, 37216.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 5th day of January, 2024.

GRANTORS:

Amanda Klopf

Ryan Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Klopf and Ryan Petersen, the bargainors, 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 5th day of January, 2024.

SHELBY DUTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:
May 3, 2027

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTORS NAMED HEREIN. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS TAKEN FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

Tennessee Certification of Electronic Document

I, George Mudter, do 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 1/5/24 (date of document).

Affiant Signature

1/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of January, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY