Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1090923 DEEDWARR
01/12/2024 08:10:16 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240112-0002601

MICHELLE ANNE GETZOV

TO: WARRANTY DEED

MICHELLE ANNE GETZOV, Trustee of the
MICHELLE ANNE GETZOV REVOCABLE TRUST dated December 15, 2023

THIS DEED OF REALTY, executed as of the 27th day of December, 2023, by Grantor, MICHELLE ANNE GETZOV, a married woman, to Grantee, MICHELLE ANNE GETZOV, Trustee of the MICHELLE ANNE GETZOV REVOCABLE TRUST, dated December 15, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Payne, Blakemore and Others Addition to Nashville, as shown by plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Said Lot No. 180 fronts 50.25 feet on the East side of South 12th Street and runs back between parallel lines 98.45 feet on the South line and 103.9 feet on the North line to an alley.
>
> Being the same property conveyed to Michelle Anne Getzov, a married woman, by Warranty Deed from Freeport Investment, LLC, a Tennessee Limited Liability Company, dated July 26, 2019, and recorded July 30, 2019, of record in Instrument

No. 20190730-0074645, in the Register's Office for Davidson County, Tennessee.

Stuart M. Getzov joins herein to convey any rights, title and/or interest he may have in said property by virtue of his marriage to Michelle Anne Getzov.

This conveyance is subject to:

1. Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
2. Any and all existing easements and restrictions as shown of record not stated herein

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assume; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

MICHELLE ANNE GETZOV Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MICHELLE ANNE GETZOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of December, 2023.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

STUART M. GETZOV Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, STUART M. GETZOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of December, 2023.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Michelle Anne Getzov, Trustee of the Michelle Anne Getzov Revocable Trust 809 S 12th Street Nashville, TN 37206	SAME/OWNER
Property Address:	Map and Parcel No.:
809 S 12th Street Nashville, TN 37206	094-01-0-478.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).