Davidson County
Deed from Trust to Mark

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1102281 DEEDQC
02/20/2024 10:20:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011227

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mark Iver Sylte **342 Lynn Drive** **Nashville, TN 37222**	**(SAME)**	**Map-147-1** **Parcel-17.00**

Leonard V. Sylte (hereinafter referred to as the "Decedent") died on April 19, 2022, leaving a Last Will and Testament dated May 14, 2019. The Last Will and Testament was admitted to probate on July 28, 2022, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P996. The Decedent's spouse, Agnes H. Sylte, predeceased the Decedent. The Decedent created a certain trust under his Last Will and Testament, known as the LEONARD SYLTE FAMILY TRUST. Mark Iver Sylte is the Trustee. As a result of the Decedent's death, the Trustee wishes to implement the plan of disposition for such property provided for in the said LEONARD SYLTE FAMILY TRUST.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARK IVER SYLTE, Trustee of the LEONARD SYLTE FAMILY TRUST (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, does hereby quitclaim and convey unto MARK IVER SYLTE, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 412 on the plan of Caldwell Hall, Section 6, of record in Book 2900, page 148, Register's Office for said County.

SAID Lot No. 412 fronts 80.0 feet on the northerly margin of Lynn Drive and extends back 149.2 feet on the westerly line and 149.4 feet on the easterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Mark Iver Sylte, Trustee of the Leonard Sylte Family Trust, by deed dated December 27, 2023 from Mark Iver Sylte, Personal Representative of the Estate of Leonard Vernon Sylte, of record in Instrument Number 20231228-0099654 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 342 Lynn Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Trustee of the LEONARD SYLTE FAMILY TRUST. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 19 day of FEBRUARY, 2024.

LEONARD SYLTE FAMILY TRUST, GRANTOR

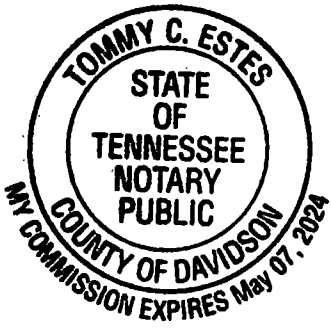
By: _____

MARK IVER SYLTE, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 19th day of February, 2024, before me personally appeared MARK IVER SYLTE, the within named bargainor, in his capacity as Trustee of the LEONARD SYLTE FAMILY TRUST U/W OF LEONARD SYLTE and to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Trustee of the Leonard Sylte Family Trust and acknowledged that he executed the same as his free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(vii) [formerly 67-4-409(a)(3)(G)].