Karen Johnson Davidson County
Batch # 1109441 DEEDQC
03/11/2024 08:45:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240311-0016539

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD, SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNI

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $1.00. This is a transfer to a trust.

Doyle Box
Affiant

Subscribed and sworn to before me, this 5th day of March, 2024

Justin Gilbert
Notary public

My commission Expires: 5/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
605 Belgium Drive Hermitage, TN 37076	Valinda E. Modin-Box 605 Belgium Drive Hermitage, TN 37076	17512001800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Doyle Box, as Trustee of the Curtis Andrew Modin Irrevocable Trust dated April 16, 2019, does hereby quitclaim, transfer and convey unto Valinda Ellen Modin, as Trustee of the Curtis Andrew Modin Irrevocable Trust dated April 16, 2019, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 227, Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, 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.

Being the same property conveyed to Doyle Box, Trustee of the Curtis Andrew Modin Irrevocable Trust dated April 16, 2019 from Curtis A. Modin, by Quitclaim Deed dated April 16, 2019, and recorded on April 30, 2019 as Document No. 20190430-0039930, Registers 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: 605 Belgium Drive, Hermitage, Tennessee 37076

Witness my hand this March 5, 2024.

Doyle Box, Trustee of the Curtis Andrew Modin Irrevocable Trust dated April 16, 2019

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Doyle Box, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 5, 2024.

[Seal]



Justin Gilbert, Notary Public
My commission expires: July 11, 2021