Karen Johnson Davidson County
Batch# 1113114 DEEDQC
03/20/2024 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019362

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 20, 2024.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/19/2027

New Owner Address:
Riegle Family Trust
3507 Scarsdale Rd,
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117-05-149

QUITCLAIM DEED

Scott Riegle and spouse, Anne Riegle (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Riegle Family Trust**, dated July 29, 2021 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 20, 2024**.

Scott Riegle

Anne Riegle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Scott Riegle and Anne Riegle**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person'ss' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 20, 2024.

Notary Public

My Commission Expires: _____

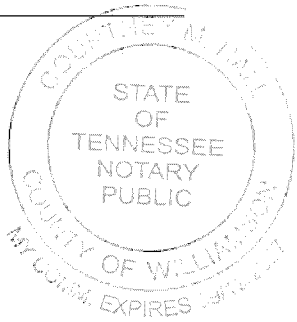


EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 20, 21, 22, 23, and 24 on the Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres, Block "D" or record in Plat Book 843, Page 102, Register's Office for said County.

Said Lot Nos. 20, 21, 22, 23, and 24 fronts 125 feet on the westerly margin of Scarsdale Road and extends back between parallel lines 155 feet to a dead line in the rear.

Being the same property conveyed to Scott Riegle and spouse, Anne Riegle, from Ralph W. Johnson and spouse, Alicia Lynn Evans Johnson, by deed of record in Book 11032, Page 93, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This conveyance is subject to all to such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, all matters shown on the Plan, with Owners Certificate, of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.

This property is commonly known as 3507 Scarsdale Rd,, Nashville, TN 37215.

Robert J. Hazard, #359.

CERTIFICATE OF AUTHENTICITY

I, ~~Sophie E. Lange~~, Esq., do hereby make oath that I am a licensed attorney and 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 March 20, 2024.

Affiant Signature

3/20/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 20, 2024.

Courtney M. Hall

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JAN