Karen Johnson Davidson County
Batch # 1116817 DEEDQC
04/01/2024 10:10:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240401-0022176

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Michelle Campbell Luschen, Trustee of the Michelle Campbell Luschen Living Trust for Campbell Luschen, Thomas Luschen and Mark Luschen, as Amended and Restated u/a/d September 11, 2019 2502 Essex Pl Nashville TN 37212	Same	104 15 0 162.00

This instrument prepared by: HOLLAND & KNIGHT LLP, Aaron Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Michelle C Luschen
Affiant

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6 day of March, 2024.

Michelle L. Reid
NOTARY PUBLIC
My Commission Expires: 01/04/2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **MICHELLE C. LUSCHEN** ("Grantor") does hereby quitclaim and convey unto **MICHELLE CAMPBELL LUSCHEN. AS TRUSTEE OF THE MICHELLE CAMPBELL LUSCHEN LIVING TRUST FOR CAMPBELL LUSCHEN, THOMAS LUSCHEN AND MARK LUSCHEN, AS AMENDED AND RESTATED U/A/D SEPTEMBER 11, 2019** ("Grantees"), their successors and assigns, all of Grantor's right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 56 feet of the west 66 feet of Lot No. 96, on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 56 feet on the south of Blair Boulevard and runs back between parallel lines, 160 feet more or less to the north line of Lot No. 65 on said Plan. Together with as an appurtenance hereto that certain easement for joint driveway purposes granted in the Book 8479, page 15, said Register's Office.

Being the same property conveyed to Thomas J. Luschen and Michelle C. Luschen, by Deed from Brian G. Moore and Linda H. Moore, of record as Instrument No. 20070824-0101696, Register's Office for Davidson County, Tennessee; the said Thomas J. Luschen having since died on May 2, 2019, and his Last Will and Testament having been admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19P-1208.

This is improved property known as 2233 Blair Boulevard, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6 of March, 2024.

Michelle C Luschen

Michelle C. Luschen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle C. Luschen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 6 of March, 2024.

Michelle L. Reid

NOTARY PUBLIC

My Commission Expires: 01/04/2027

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY