Karen Johnson Davidson County
Batch# 1119016 DEEDQC
04/04/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240404-0023920

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael David Doochin and Linda Ruthe Kartoz, Co-Trustees 5870 Fredericksburg Drive Nashville, TN 37215	Same	145 06 0 017.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MICHAEL DOOCHIN and LINDA R. KARTOZ (collectively, the "Grantor"), hereby quitclaim and convey to MICHAEL DAVID DOOCHIN and LINDA RUTHE KARTOZ, CO-TRUSTEES OF THE MDD/LRK COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Laurel Ridge, Section Two, of record in Book 3600, page 8, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 231.5 feet on the southerly margin of Fredericksburg Drive, and extends back 280.0 feet on the westerly line and 262.5 feet on the easterly line, to a line in the rear, which is a broken line, on which it measures 232.2 feet.
>
> Being the same property conveyed by deed of record in Book 9445, page 255, Register's Office for Davidson County, Tennessee.

Being property known as 5870 Fredericksburg Drive, Nashville, Tennessee.

[Remainder of page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3 day of April, 2024.

MICHAEL DOOCHIN

LINDA R. KARTOZ

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid Michael Doochin and Linda R. Kartoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 3 day of April, 2024.

MISTY RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary Public
My Commission Expires: 12-17-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4 day of April, 2024.

Notary Public
My Commission Expires:

37560176.1

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Tennessee Certification of Electronic Document

I, Emerald Burns, do hereby make oath that I am a licensed attorney and/or 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 April 3, 2024 (date of document).

Emerald Burns
Affiant Signature

April 4, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

