PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1121450 DEEDQC
04/10/2024 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240410-0025478

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Jeffrey Allen Landman and Mary Blattner Landman, Trustees 1054 Overton Lea Road Nashville, TN 37220	Jeffrey Allen Landman and Mary Blattner Landman, Trustees 1054 Overton Lea Road Nashville, TN 37220	145 04 0 048.00

QUITCLAIM DEED

WHEREAS, Jeffrey Landman, a/k/a Jeffrey Allen Landman, and Mary B. Landman, a/k/a Mary Blattner Landman, acquired certain real property located in Davidson County, Tennessee by Quitclaim Deed dated March 6, 1995 from G. Timothy Busby and Laura Bailey Busby, recorded at Book 9640, page 840 in the Register's Office of Davidson County, Tennessee, having acquired a portion of the property by Warranty Deed dated April 1, 1986 from Otto Billig and Sebby Orr Billig, recorded at Book 6824, page 210 in said Register's Office; and

WHEREAS, Jeffrey Landman and Mary B. Landman desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, JEFFREY LANDMAN and MARY B. LANDMAN ("Grantors") quitclaim to JEFFREY ALLEN LANDMAN and MARY BLATTNER LANDMAN, TRUSTEES OF THE JEFF AND MARY LANDMAN COMMUNITY PROPERTY TRUST DATED APRIL 10, 2024 ("Grantees"), as may be amended from time to time, their successors and assigns as their interests may appear, all of Grantors' right, title, and interest in and to the following described property, to wit:

Located in Davidson County, Tennessee, and being Lot No. 1 on the Resubdivision of Lots 1 and 2 of Billig Subdivision, of record in Book 7900, page 768 in the Register's Office of Davidson County, Tennessee.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

BEING THE SAME property conveyed by Quitclaim Deed dated March 6,1995 from G. Timothy Busby and Laura Bailey Busby to Jeffrey Landman and Mary B. Landman, recorded at Book 9640, page 840 in the Register's Office of Davidson County, Tennessee, and being a portion of property conveyed by Warranty Deed dated April 1, 1986 from Otto Billig and Sebby Orr Billig, recorded at Book 6824, page 210 in said Register's Office.

This transfer is by quitclaim, and the undersigned make no warranty other than title.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 10th day of April, 2024.

GRANTORS:

Jeffrey Landman

Mary B. Landman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Jeffrey Landman, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2024.

Notary Public

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Mary B. Landman, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2024.

Notary Public

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Mary B. Landrum
Trustee

Sworn to and subscribed before me this
10th day of April, 2024.

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 04/10/2024 (date of document).

Affiant Signature

04/10/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027