Karen Johnson
Batch # 1127775
04/26/2024 11:05:59 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240426-0030389

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024.
STEVEN DAVID STERN AND SUSAN NEIL STERN, Trustees
5308 Brick Church Pike
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
018 00 0 126.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

STEVEN DAVID STERN (aka Steven D. Stern) and SUSAN NEIL STERN (aka Susan N. Stern), as husband and wife, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as husband and wife, to the STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Being Lot No. 1 on the Final Plat of the Arthur Fisk Subdivision, of record in Plat Book 8250, page 129, as revised in Book 8250, page 136, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Arthur L. Fisk, IV, by deed of record in Book 8197, Page 846, recorded September 18th, 1990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven D. Stern, unmarried, by Warranty Deed from Arthur L. Fisk, IV, and wife, M. Denise Fisk, dated May 3rd, 1994 and filed May 5th, 1994, in Book 9336, Pages 1 – 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven D. Stern and wife, Susan N. Stern by Quitclaim from Steven D. Stern, unmarried, filed April 29, 1999, in Book 11452, Page 761, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven D. Stern and wife, Susan N. Stern by Quitclaim from Steven D. and wife, Susan N. Stern, signed on September 15th, 2006 and filed October 2nd, 2006 in Instrument 20061002-0121308 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE REMAINS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:

1. Minimum 1,800 square foot residential dwelling, one dwelling per lot 2. No Mobile Homes, single or double wide.

The Grantors (Arthur L. Fisk IV, and wife M. Denise Fisk) herein reserves to themselves, their heirs, and assigns, the right to use the existing roadway on this land for ingress/egress to the property adjoining this parcel on the north.

The property is commonly known as 5308 Brick Church Pike, Goodlettsville, Tennessee 37072.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this instrument is to convey title from married persons to their trust, in which they are trustees.

Please refer to the STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024 regarding any subsequent sale of this property.

I, the above-listed grantor, conveys my interest in the real property to the STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024.

STEVEN DAVID STERN

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 24th day of April, 2024.

NOTARY PUBLIC

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires:

JAN 29 2025

I, the above-listed grantor, conveys my interest in the real property to the STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024.

SUSAN NEIL STERN

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 24th day of April, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024.

STEVEN DAVID STERN

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 24th day of April, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the STEVEN DAVID STERN AND SUSAN NEIL STERN LIVING TRUST Dated April, 24th, 2024.

Susan Neil Stern

SUSAN NEIL STERN

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 24th day of April, 2024.

NATHAN ZALE DOWLEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.