Karen Johnson Davidson County
Batch # 1127949 DEEDQC
04/29/2024 08:09:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240429-0030596

THIS INSTRUMENT PREPARED BY:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Mariano Eduardo Lowenstern and Angela Marie Lowenstern, husband and wife,** (collectively the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Mariano E. Lowenstern and Angela M. Lowenstern, Co-Trustees of the Lowenstern Living Trust dated April 23, 2024, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit B as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Castleman Estates, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131219-0128329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This real property being all of the property conveyed to the Grantor from Ian Morrison and Vivianne E. Morrison, husband and wife, by warranty deed dated April 14, 2022, and recorded on April 25, 2022, at **Instrument No. 20220425-0047470,** in the Register's Office for Davidson County, Tennessee.

Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 23 day of April, 2024.

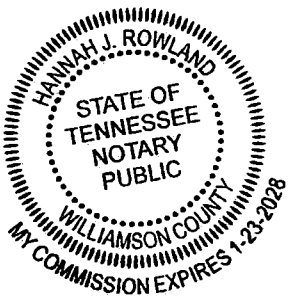
GRANTOR:

Mariano Eduardo Lowenstern

Angela Marie Lowenstern

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of April, 2024, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Mariano Eduardo Lowenstern and Angela Marie Lowenstern, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: 1-23-2028

New Owner Name and Address: Mariano E. Lowenstern and Angela M. Lowenstern, Co-Trustees Lowenstern Living Trust 2036 Castleman Dr. Nashville, TN 37215	Mail Tax Notice to: Mariano E. Lowenstern and Angela M. Lowenstern, Co-Trustees Lowenstern Living Trust 2036 Castleman Dr. Nashville, TN 37215
Property Address: 2036 Castleman Dr. Nashville, Tennessee 37215	Parcel ID Number: 131-06-0L-002.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	