Karen Johnson Davidson County
Batch# 1133376 DEEDQC
05/10/2024 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240510-0034527

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 10, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/13/2027

New Owner Address:
Buffler Family Trust
5252 Fredericksburg Way E
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
171-3-C-17

QUITCLAIM DEED

Joseph M. Buffler and spouse, Michele L. Buffler (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Buffler Family Trust**, dated May 10, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 10, 2024**.

Joseph M. Buffler

Michele L. Buffler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joseph M. Buffler and Michele L. Buffler**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 10, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Fredericksburg Section 5C of record in Book 7900, page 509, amended in Book 9700, page 48, Register's Office for said County.

Said Lot No. 236 fronts 65.98 feet on the easterly margin of Fredericksburg Way East and extends back 147.41 feet on the northerly line and 178.20 feet on the broken southerly line to a dead line in the rear, measuring 51.54 feet thereon.

Being the same property conveyed to Joseph M. Buffler and spouse, Michele L. Buffler from Michael D. Fry and Yuriko Shinoda Fry, both unmarried by deed of record in Instrument No. 20000517-0049482, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5252 Fredericksburg Way E, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 May 10, 2024.

Affiant Signature

5/10/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 10, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027