Karen Johnson Davidson County
Batch# 1137703 DEEDQC
05/21/2024 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240521-0037946

PREPARED BY:

Sophie E. Lange, 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 21, 2024.

Notary Public

My Commission Expires: 11/1/26

CARI E. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

New Owner Address:
Trichel Family Trust
2809 Tyne Blvd
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
130.15-0-020.00

QUITCLAIM DEED

Kevin S. Trichel and wife, Terri Trichel (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Trichel Family Trust**, dated May 21, 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 21, 2024**.

Kevin S. Trichel

Terri Trichel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kevin S. Trichel and Terri Trichel,** 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 21, 2024.

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/18/2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Harpeth Valley Estates Section No. One, as of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin S. Trichel and wife, Terri Trichel, from Terri Lancaster and wife, Lee Lancaster, by deed of record in Instrument No. 20060516-0057433, 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 2809 Tyne Blvd, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, 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 21, 2024.

Affiant Signature

5-21-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 21, 2024.

Carter Moore
Notary Public

My Commission Expires: 11/12/26

CARTER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY