Karen Johnson
Batch # 1140794
05/30/2024 08:18:36 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240530-0039927

THIS INSTRUMENT PREPARED BY:

J. Kasey "Tab" Talbott, atty.
Centerpoint Group Law Firm, PLLC
805 S. Church St., Suite 11
Murfreesboro, Tennessee 37130
(615) 624-8773

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this MAY 23, 2024.

Notary Public

My Commission Expires: April 19, 2025

J. KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nick Novak and/or Linda A. Novak, Trustees 576 Cason Lane Murfreesboro, TN 37128	SAME	Map 052-08-0 Parcel 121.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NICHOLAS E. NOVAK, A/K/A, ERVEN N. NOVAK**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and his spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **ERVEN N. NOVAK AND/OR LINDA A. NOVAK, TRUSTEES OF THE NOVAK FAMILY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ERVEN N. NOVAK**

AND LINDA A. NOVAK DATED MAY 23, 2024, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this MAY 23, 2024.

Nicholas E. Novak a.k.a. Erven Nicholas Novak

Nicholas E. Novak, A/K/A, Erven N. Novak

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas E. Novak, A/K/A, Erven N. Novak, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this MAY 23, 2024.

My Commission Expires: **April 19, 2025**

Notary Public

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 33 on the Plan of Meadow Bend Subdivision, Section 1, as of record in Plat Book 5200, page 600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas E. Novak, by deed, dated January 27, 1987, of record in Instrument Number 00007127-0000293, Register's Office for Davidson County, Tennessee.

This is improved property known as Sioux Terrace, Madison, TN 37115.