Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1143984
06/06/2024 11:22:29 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240606-0042463

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY R. VOSKAMP, and wife, MARGARET E. VOSKAMP, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto LARRY R. VOSKAMP and MARGARET E. VOSKAMP, as Trustees of the Voskamp Family Living Trust 2024 dated May 30th, 2024 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Goodlettsville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plant of Final Plat of Phase Two-Section Four, Charleston Square of record in Plat Book 6900, Page 725, Surveyors Certificate of correction record in Book 7665, Page 366, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Larry R. Voskamp and Margaret E. Voskamp, husband and wife, by Warranty Deed from John William Roberts, III and Angelica Bonifacio Roberts, Co-Trustees of the AJ Roberts Family Trust U/A/D (dated) October 25, 2018, on November 16, 2021 and recorded on November 24, 2021, Instrument No. 20211124-0156097, Register's Office, Davidson County, Tennessee.

This is improved property, known as 306 Carlton Place, Goodlettsville, TN 37072.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 30th day of May, 2024.

Grantors:

LARRY R. VOSKAMP

MARGARET E. VOSKAMP

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
LARRY R. VOSKAMP and MARGARET E. VOSKAMP, as Trustees of the Voskamp Family Living Trust 2024, 306 Carlton Place, Goodlettsville, TN 37072	LARRY R. VOSKAMP and MARGARET E. VOSKAMP, as Trustees of the Voskamp Family Living Trust 2024, 306 Carlton Place, Goodlettsville, TN 37072	**018-07-0-155.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LARRY R. VOSKAMP and MARGARET E. VOSKAMP to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 30th day of May, 2024.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: LARRY R. VOSKAMP and MARGARET E. VOSKAMP, as Trustees of the Voskamp Family Living Trust 2024, dated May 30th, 2024.
Address: 306 Carlton Place, Goodlettsville, TN 37072.

Grantee:

LARRY R. VOSKAMP, as Trustee of the Voskamp Family Living Trust 2024 dated May 30th, 2024.

MARGARET E. VOSKAMP, as Trustee of the Voskamp Family Living Trust 2024 dated May 30th, 2024.

Subscribed and sworn to before me this 30th day of May, 2024.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-17-2024