Karen Johnson Davidson County
Batch # 1147763 DEEDQC
06/17/2024 10:21:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240617-0045068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-**

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 2024.

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Natalia Nisan Cohen Shmueli Revocable Living Trust	**Regions Bank d/b/a Regions Mortgage**	**12810022700**
(NAME) **7814 Sawyer Brown Road**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Hoover, Alabama 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **NATALIA N. SHMUELI,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **NATALIA NISAN COHEN SHMUELI, TRUSTEE OF THE NATALIA NISAN COHEN SHMUELI REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE NATALIA NISAN COHEN SHMUELI REVOCABLE LIVING TRUST, Dated June 13, 2024,** as amended 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 grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3-B on the Plan of Zone Lot Division of Lots 2-10. Clunan Heights Subdivision, Section 2 of record in Plat Book 6250, Page 27 and amended in Book 6250, Page 362, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Uzi E. Shmueli and Natalia N. Shmueli, Unmarried, as Tenants in Common with Rights of Survivorship by warranty deed from Robert E. Thompson and wife, Sheryl R. Thompson, recorded on February 27th, 2018 in Instrument No. 20180227-0018325 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Natalia N. Shmueli, Unmarried, by Quitclaim Deed dated May 9, 2018, from Uzi E. Shmueli, Unmarried, and Natalia N. Shmueli, Unmarried, in Instrument No. 20180511-0045297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property, known as: **7814 Sawyer Brown Road, Nashville, Tennessee 37221**

Witness our hands, this the 13th day of June, 2024.

X _____
NATALIA N. SHMUELI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NATALIA N. SHMUELI** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 13th day of June, **2024.**

My Commission Expires: 3/3/2026

_____
Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026