Karen Johnson Davidson County
Batch# 1149464 DEEDQC
06/20/2024 01:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046427

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Neil Osheroff, Trustee, Affiant Subscribed and sworn to before me, this 19th day of June, 2024. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Neil Osheroff and Cheryl A. Guyer, Trustees 1600 Ardenwood Court Nashville, Tennessee 37215	SAME	131 3 262.00

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, **Neil Osheroff and wife, Cheryl A. Guyer**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Neil Osheroff and Cheryl A. Guyer, Trustees of the Neil Osheroff & Cheryl Guyer Living Trust, established by the Revocable Trust Agreement of Neil Osheroff and Cheryl A. Guyer dated June 19, 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 19th day of June, 2024.

Neil Osheroff

Cheryl A. Guyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neil Osheroff and Cheryl A. Guyer, 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 19th day of June, 2024.

My Commission Expires: _____

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 5 on the Plan of Ardenwood Place, of record in Book 8250, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5, which is a corner lot, fronts 74.82 feet on the southerly margin of Ardenwood Court and fronts 80.89 feet on the easterly margin of Belmont Boulevard, said frontages being joined by a curve having a length of 35.48 feet, and extends back 108.57 feet on the easterly line and 111.00 feet on the southerly line to a point of intersection.

Being the same property conveyed to Neil Osheroff and wife, Cheryl A. Guyer by deed from Alan D. Adams, Inc., a Tennessee corporation, of record in Book 9308, page 718, Register's Office for Davidson County, Tennessee.

This is improved property known as 1600 Ardenwood Court, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 6/19/24.

6/20/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of June, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

