This Document Prepared By:
ALLEN CHRISTIE
Attorney at Law
The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Bilder Family Trust
Dated 6|24, 2024 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
Wayne J. Bilder and Helenmae Bilder, as co-Trustees
Mailing address
1807 Neswick Court, Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1151462 DEEDQC
06/26/2024 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0048040

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, Wayne J. Bilder and Helenmae Bilder, husband and wife, the GRANTORS,

Whose mailing address is 1807 Neswick Court, Gallatin, TN 37066

hereby conveys their interest and quitclaim to

Wayne J. Bilder and Helenmae Bilder, as co-Trustees of The Bilder Family Trust, U/A dated: 6|24, 2024 the GRANTEE,

Whose mailing address is 1807 Neswick Court, Gallatin, TN 37066

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 625 of the Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .51 % interest in the common elements of the Bristol on Broadway Condominium.

BEING THE SAME PREMISES conveyed to Grantors by: Warranty Deed from Richard J. Redmond, an unmarried man of record in Instrument No. 20210624-0085764 Register's Office for Davidson County, Tennessee dated June 11, 2021 and recorded on June 24, 2021.

More commonly known as: 1803 Broadway #625, Nashville, TN 37203.

Assessor's Parcel Number: 092-16-0D-625.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: June 24, 2024

Wayne J Bilder

Wayne J. Bilder

Helenmae Bilder

Helenmae Bilder

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, Wayne J Bilder and Helenmae Bilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 24 day of June, 2024.

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Dixie J Matl

Dixie Matl, Notary Public

My commission expires: March 8, 2028

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 June 24th, 2024.

Affiant Signature

6/24/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of June 2024.

Notary's Signature

MY COMMISSION EXPIRES: ~~8/19/2025~~ 3/8/2028
Notary's Seal (if on paper)

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028