Karen Johnson Davidson County
Batch# 1156241 DEEDQC
07/10/2024 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240710-0051539

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Affiant Sworn to and subscribed before me this 25th day of June, 2024. Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of June, 2024, among:

BEVERLY TAULIEN AND BURGHARD TAULIEN, WIFE AND HUSBAND,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BURGHARD TAULIEN AND BEVERLY J. TAULIEN, TRUSTEES OF THE TAULIEN FAMILY TRUST DATED JUNE 25, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 169, Lenox Village, Phase "B", as shown on plat of record in Instrument No. 20031024-0157237, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Beverly Taulien and Burghard Taulien, wife and husband by Warranty Deed from Charles B. Ogden and Abby W. Ogden, husband and wife, dated June 19, 2012, and recorded July 3, 2012, in Instrument No. 20120703-0058299, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 7105 Sunnywood Drive, Nashville, Tennessee 37211.

THIS DEED has been prepared solely upon information furnished by **Beverly Taulien and Burghard Taulien.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Beverly J. Taulien

BEVERLY TAULIEN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Beverly Taulien**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



BURGHARD TAULIEN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Burghard Taulien**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Burghard Taulien and Beverly J. Taulien, Trustees
Taulien Family Trust dated June 25, 2024
7105 Sunnywood Drive
Nashville, Tennessee 37211

Responsible Party For Taxes:

Burghard Taulien and Beverly J. Taulien, Trustees
Taulien Family Trust dated June 25, 2024
7105 Sunnywood Drive
Nashville, Tennessee 37211

Tax Map and Parcel: 173-9-A-223.00 CO

Certificate of Authenticity

I, Trent Linville, 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 6-25-2024.

Date

T L

Affiant Signature

6-25-2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25th day of June, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

