Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1157227 DEEDQC
07/11/2024 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240711-0052241

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Ralf C. Habermann and Manju Kandula, Co-Trustees Habermann-Kandula Family Revocable Living Trust 2012 Tyne Boulevard Nashville, TN 37215	New Owner	14400007100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ralf Habermann and wife, Manju Kandula** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Ralf C. Habermann and Manju Kandula, Co-Trustees, Habermann-Kandula Family Revocable Living Trust Agreement dated July 11, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Trimbel Compton's Resubdivision of the norther portion of Lot No. 3 on the plat of Division of the Lands of Joshua Compton as of record in Book 843, Page 47, of record in Book 4675, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 212.36 feet on the broken northerly margin of Tyne Blvd., and extends back 427.51 feet on the easterly line and 350.62 feet on the westerly line to a dead line in the rear, measuring 278 feet thereon.

Being the same property conveyed to **Ralf Habermann and wife, Manju Kandula**, by Warranty Deed dated August 11, 2006, from **Hollis Steve Tidwell and wife, Carolyn Tidwell**, recorded in Instrument No. 20060814-0099770, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2012 Tyne Boulevard, Nashville, TN 37215.**

Ralf Habermann and **Ralf C. Habermann** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11th day of July 2024.

Ralf Habermann

Manju Kandula

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ralf Habermann**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Manju Kandula**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 11th day of July 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 11, 2024.

Affiant Signature

July 11, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of July 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

