Prepared by:
Stewart E. Bick
1149 W. 116th Street
Carmel. IN 46032

When recorded, mail to:
Rebecca W. Geyer & Associates, PC
11550 N. Meridian Street, Ste. 200
Carmel, IN 46032

Karen Johnson Davidson County
Batch# 1159056 DEEDQC
07/17/2024 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240717-0053728

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, dated July 16, 2024, by and between STEWART BICK (a/k/a Stewart E. Bick) ("Grantor"), whose address is 1149 W. 116th Street, Carmel, IN 46032;

and

STEWART E. BICK, Trustee, under the STEWART E. BICK REVOCABLE TRUST AGREEMENT, DATED APRIL 21, 2004. ("Grantee"), whose address is 1149 W. 116th Street, Carmel, IN 46032.

WITNESSETH:

That the said Grantor, as a gift and without consideration, has bargained, sold, remised, released and quitclaimed his undivided one-half interest (1/2), and does hereby bargain, sell, remise, release and quitclaims his undivided one-half interest (1/2) unto the said Grantee all his rights, titles and interests in and to the following described premises, lying and being in Davidson County, Tennessee, and more par-ticularly described as follows:

See Exhibit "A"

Commonly Known As: 1428 12th Avenue S., Nashville, TN 37203

Property Assessors ID No.: 105-5-Z-13.00CO

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer of this instrument makes no representations or warranties to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless the same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.

All the estate, right, title and interest of the Grantors therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal the day and year first above written.

Stewart Bick

STEWART BICK (a/k/a Stewart E. Bick)

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared STEWART BICK (a/k/a Stewart E. Bick), who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this July 16, 2024.

DARA M HENSEL
My Comm. Exp. 06/03/2028
Comm. #NP0635834
NOTARY SEAL PUBLIC
Hamilton County
STATE OF INDIANA

Dara M. Hensel

Dara M. Hensel, Notary Public
My Commission Expires: 6/3/2028
County of Residence: Hamilton

Send tax bills to: CARSTEN Bick, 3325 LoveCircle. NASHVILLE. TN 37212

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 1428, The Row at 12th S. Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Carsten Bick and Stewart Bick, by Warranty Deed from E3 Construction Services, LLC, recorded on March 15, 2017 as Instrument No. 20170021977, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to E3 Construction Services, LLC, by Warranty Deed from Trustees of the Progressive Baptist Church a/k/a Progressive Missionary Baptist Church, recorded October 30, 2015 in Instrument No. 20151030-0110404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions set out in Deed in Book 5817, Page 182, Register's Office for Davidson County, Tennessee.
- Restrictions for Edgehill Urban Renewal Plan of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20151231-0131529, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20160314-0023858, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20160304-0021012, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1428 12th Avenue S, Nashville, Tennessee 37203.**

Certificate of Authenticity

I, Rebecca W. Geyer, 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 July 16, 2024.

Date July 17, 2024

Rebecca W. Geyer

Affiant Signature

July 17, 2024

Date

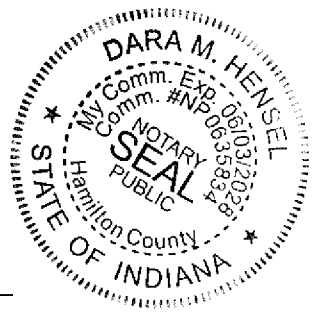
State of Indiana

County of Hamilton

Sworn to and subscribed before me this 17 day of July, 2024.

Dara M Hensel

Notary's Signature



My Commission Expires: 6-3-2028

Date

Notary's Seal (if on paper)