THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Tracie Troester
Affiant

SUBSCRIBED AND SWORN to before me, this the 12th day of June, 2024.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1159555 DEEDQC
07/18/2024 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240718-0054193



Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
DTT Living Trust dated June 12, 2024 **2105C Scott Avenue** **Nashville, TN 37216**	**DTT Living Trust dated June 12, 2024** **2105C Scott Avenue** **Nashville, TN 37216**	**072-15-1C-001.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Troester and wife, Tracie Troester** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **The DTT Living Trust dated June 12, 2024** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 2105.5A, on the plan of 2105 SCOTT AVENUE, a Planned Unit Development (With Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161128-0124512, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to David Troester and wife, Tracie Troester, by Warranty Deed from DAC Homebuilders, LLC, a Tennessee Limited Liability Company, of record at Instrument number 20170921-0096799, in the Register's Office for Davidson County, Tennessee, dated August 22, 2017.

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.

This is **improved** property known as: **2105C Scott Avenue, Nashville, TN 37216.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 12th day of June, 2024.

GRANTORS:

David Troester

Tracie Troester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of June 2024, before me personally appeared David Troester and Tracie Troester, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 12th day of June, 2024.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, 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 12, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 12th day of June, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of June, 2024.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY