Karen Johnson Davidson County
Batch# 1160931 DEEDQC
07/23/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240723-0055321

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Joseph B. Pokowitz, Co-Trustee Donna S. Pokowitz, Co-Trustee Joseph and Donna Pokowitz Trust 4514 Wayland Drive Nashville, TN 37215	same	130 15 0 070.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Joseph B. Pokowitz and Donna S. Pokowitz (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Joseph B. Pokowitz and Donna S. Pokowitz, Co-Trustees, and their successors in trust, of the Joseph and Donna Pokowitz Trust dated May 30, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Harpeth View Estates, of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph B. Pokowitz and Donna S. Pokowitz, husband and wife, by Warranty Deed from Brian W. Chamblee and Margaret Chamblee, husband and wife, dated August 18, 2017, of record at Instrument No. 20170829-0088436, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4514 Wayland Drive, Nashville Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record, including but not limited to the matters shown on the Plan of record in Plat Book 1835, page 69, in the Register's Office for Davidson County, Tennessee, the Restrictive Covenants contained in instrument of record in Book 1728, page 125, in the Register's Office for Davidson County, Tennessee, and the Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6620, page 13, in the Register's Office for Davidson County, Tennessee.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Joseph and Donna Pokowitz Trust dated May 30, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Joseph B. Pokowitz and wife, Donna S. Pokowitz, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 30th day of May, 2024.

Joseph B. Pokowitz, Grantor

Donna S. Pokowitz, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joseph B. Pokowitz, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of May, 2024.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donna S. Pokowitz, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of May, 2024.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Joseph B. Pokowitz, Affiant

Subscribed and sworn to before me this 30th day of May, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 May 30, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

July 23, 2024

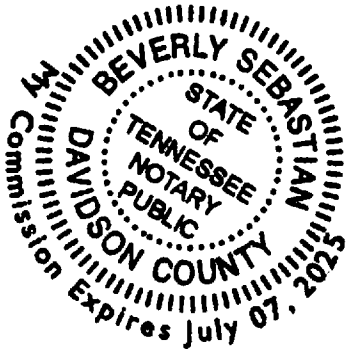
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary Public

My Commission Expires: 7/7/25



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