Karen Johnson Davidson County
Batch# 1163529 DEEDQC
07/29/2024 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240729-0057202

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**.

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Affiant

Sworn to and subscribed before me this 26th day of July, 2024.

Notary Public
My Commission Expires: 10/26/27

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 26th day of July, 2024, among:

KURT EMIL OEFFINGER, A SINGLE MAN,

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

AND

KURT OEFFINGER, TRUSTEE OF THE OEFFINGER LIVING TRUST DATED JULY 26, 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 No. 6 on the Plan of Final Plat for Jackson Valley Subdivision, Section One of record in Plat at Instrument No. 20070808-0094664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kurt Emil Oeffinger, a single man by, Warranty Deed from Mark King and Sheila King, a married couple, dated May 9, 2019, and recorded May 13, 2019, in Instrument No. 20190513-0044807, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 425 Highpoint Terrace, Brentwood, TN 37027.

THIS DEED has been prepared solely upon information furnished by **Kurt Emil Oeffinger.** 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.

KURT EMIL OEFFINGER

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kurt Emil Oeffinger**, 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 26th day of July, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Kurt Oeffinger, Trustee
Oeffinger Living Trust dated July 26, 2024
425 Highpoint Terrace
Brentwood, TN 37027

Responsible Party For Taxes:

Kurt Oeffinger, Trustee
Oeffinger Living Trust dated July 26, 2024
425 Highpoint Terrace
Brentwood, TN 37027

Tax Map and Parcel: 181-10-0D-006.00-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 7-24-24.

Date

Affiant Signature

7-24-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

