Karen Johnson Davidson County
Batch # 1163668 DEEDQC
07/30/2024 09:42:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240730-0057428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF 3 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Risch Family Revocable Living Trust	**SAME**	**114-07-0A-105.00**
(NAME) **2333 Traemoor Village Place**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **THOMAS RISCH and wife, DONNA RISCH,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **THOMAS JOSEPH RISCH and DONNA LARAE RISCH, TRUSTEES OF THE RISCH FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THOMAS JOSEPH RISCH and DONNA LARAE RISCH, Dated July 17, 2024,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Risch and wife, Donna Risch, by Warranty Deed dated February 12, 2019, from Karen L Griffin, of record in Instrument No. 20190212-0013306, Register's Office for Davidson County, Tennessee.

The said Thomas Risch is one in the same as THOMAS JOSEPH RISCH, for purposes of this transaction.

The said Donna Risch is one in the same as DONNA LaRAE RISCH, for purposes of this transaction.

The previous conveyance of record has been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **2333 Traemoor Village Place, Nashville, TN 37209**

Witness our hands, this the 17 day of July, 2024.

THOMAS JOSEPH RISCH

DONNA LARAE RISCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS JOSEPH RISCH** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 17th day of July, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONNA LARAE RISCH** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 17th day of July, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026