This Document Prepared By:
Jerry Ray Niemann and Esther Mae Niemann, as co-Trustees
1116 Duane Drive
Azle, TX 76020
817.501.4817

Karen Johnson
Batch # 1168704
08/13/2024 02:55:16 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240813-0061460

After Recording, Return and Mail Tax Statements To:
Jerry Ray Niemann and Esther Mae Niemann, as co-Trustees
1116 Duane Drive
Azle, TX 76020

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JERRY R. NIEMANN and ESTHER M. NIEMANN, husband and wife, the GRANTORS,

Whose mailing address is 1116 Duane Drive, Azle, TX 76020;

hereby convey and quitclaim to

JERRY RAY NIEMANN and ESTHER MAE NIEMANN, as co-Trustees of THE NIEMANN FAMILY TRUST, U/A dated July 1, 2024, the GRANTEE,

Whose mailing address is 1116 Duane Drive, Azle, TX 76020;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

> Lot No. 1 on the Plan of First Revision of Lot 2, Howerton's Two-Lot Subdivision, Davidson County, Tennessee, of record in Instrument No. 20011128-0130241, Register's Office, Davidson County, Tennessee.

The same as recorded in Instrument No. 20100325-0022292, Davidson County, Tennessee.

More commonly known as 7197 Lama Terra Drive, Goodlettsville, TN 37072.

Assessor's Parcel Number: 016-00-0291-00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

THE NEIMANN FAMILY TRUST U/A dated July 1, 2024, is a revocable living trust.

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.

Dated this 6 day of August, 2024.

JERRY R. NIEMANN

ESTHER M. NIEMANN

This instrument was prepared based on information furnished by the parties and no independent title search has been made.

STATE OF TEXAS

COUNTY OF PARKER

Personally appeared before me, the undersigned, a Notary Public, JERRY R. NIEMANN and ESTHER M. NIEMANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 6 day of August, 2024.

NOTARY PUBLIC

My commission expires: 6/28/2025

VANESSA HITT
Notary Public, State of Texas
Comm. Expires 06-28-2025
Notary ID 133179406