Karen Johnson Davidson County
Batch# 1169182 DEEDQC
08/14/2024 11:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062096

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Elazer Steigelfest, Trustee, Affiant

Subscribed and sworn to before me, this 7th day of August, 2024.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Elazer Steigelfest and Jill Steigelfest, Trustees 1616 West End Avenue, Unit 1607 Nashville, Tennessee 37203	SAME	092 12 4A 023.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elazer Steigelfest and wife, Jill Steigelfest**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Elazer Steigelfest and Jill Steigelfest, Trustees of the Elazer & Jill Steigelfest Living Trust, established by the Revocable Trust Agreement of Elazer Steigelfest and Jill Steigelfest dated August 7, 2024**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 7th day of August, 2024.

Elazer Steigelfest

Jill Steigelfest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elazer Steigelfest and Jill Steigelfest, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 7th day of August, 2024.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1607 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium of record at Instrument No 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elazer Steigelfest and Jill E. Steigelfest, a married couple, by deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20211130-0158086, Register's Office for Davidson County, Tennessee.

Jill Steigelfest and Jill E. Steigelfest are one and the same person.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1616 West End Avenue, Unit 1607, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 8/7/24.

8/14/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

