Karen Johnson Davidson County
Batch# 1172089 DEEDQC
08/19/2024 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240819-0063585

Prepared by: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Suite A, Clarksville, TN 37043, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

LARRY J. MUSICK, ET UX

TO: QUITCLAIM DEED

LARRY J. MUSICK and KATHLEEN L. MUSICK, CO-TRUSTEES OF THE MUSICK FAMILY TRUST DATED JULY 15, 2024

THIS DEED OF REALTY, executed as of the 12th day of August, 2024, by Grantors, **LARRY J. MUSICK** and wife, **KATHLEEN LEA MUSICK,** to Grantees, **LARRY J. MUSICK** and **KATHLEEN L. MUSICK, CO-TRUSTEES OF THE MUSICK FAMILY TRUST, DATED JULY 15, 2024**, Witnesseth:

That Grantors do hereby quitclaim and convey unto Grantees, or their successors in interests, all of Grantors' rights, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Parcel No. 57 on the Plan of Zone-lot division, Lot 24, Tyne Crest of record in Book 5800, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description
>
> This being the same property conveyed to Larry J. Musick and wife, Kathleen Lea Musick, from Walter H. Stephenson, II and wife, Manon D. Stephenson, by Warranty Deed dated December 21, 2006, and recorded on December 22, 2006, of record as Instrument Number 20061222-0158015 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

LARRY J. MUSICK, GRANTOR

STATE OF COLORADO)
COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LARRY J. MUSICK**, 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 this the 17th day of August, 2024.

My Commission Expires:
09/16/2025.

Malinda Gerk
Notary Public

MALINDA GERK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214036883
My Commission Expires September 16, 2025

Kathleen Lea Musick
KATHLEEN LEA MUSICK, GRANTOR

STATE OF COLORADO)
COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KATHLEEN LEA MUSICK**, 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 this the 17th day of August, 2024.

My Commission Expires:
09/16/2025.

Malinda Gerk
Notary Public

MALINDA GERK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214036883
My Commission Expires September 16, 2025

Property Owners Name
and Mailing Address:
LARRY J. MUSICK and
KATHLEEN L. MUSICK, Co-Trustees
The Musick Family Trust,
Dated July 15, 2024
50 Rising Sun Ter.
Colorado Springs, CO 80921

Person or Entity Responsible for
Payment of Property Taxes:
SAME/OWNER

Property Address:
4625 Mountview Dr.
Nashville, TN 37215

Map and Parcel No.:
145 02 0 057.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. § 67-4-409(A.)(3.)(F) AS THIS IS A TRANSFER BY TRANSFERORS OF REAL ESTATE TO A REVOCABLE LIVING TRUST CREATED BY THE SAME TRANSFERORS.

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, 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 August 12, 2024 (date of document).

Affiant Signature

August 19, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 19th day of August, 2024.



Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/21/2026