This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1173470 DEEDQC
08/23/2024 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064922

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
William H. Ditenhafer, III & Stephanie R. Ditenhafer 2504 Oakland Ave Nashville, TN 37212	Same	104-16-0-278.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, William H. Ditenhafer, III and/or Stephanie R. Ditenhafer, Trustees of The Stephanie & William Ditenhafer Living Trust, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto William H. Ditenhafer, III and Stephanie R. Ditenhafer, as tenants by the entirety, their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the northerly 50.0 feet of Lot No. 188 on the Map of Belmont Land Company's Plan of Lots as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 188 fronts 50.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines 175.0 feet to an alley.
>
> Being the same property conveyed to William H. Ditenhafer, III and/or Stephanie R. Ditenhafer, Trustees of The Stephanie & William Ditenhafer Living Trust, from William H. Ditenhafer, III and wife, Stephanie R. Ditenhafer, of record in Instrument No. 20170404-0032562, Register's Office for Davidson County, Tennessee, dated March 8, 2017, and recorded on April 4, 2017.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 23rd day of August, 2024.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 2504 Oakland Ave., Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 23rd day of August, 2024.

GRANTORS:
The Stephanie & William Ditenhafer Living Trust

_____
William H. Ditenhafer, III, Trustee

_____
Stephanie R. Ditenhafer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Ditenhafer, III and Stephanie R. Ditenhafer, as Trustees of The Stephanie & William Ditenhafer Living Trust, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument in such capacity for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of August, 2024.

_____ My Commission Expires:
Notary Public

J. D. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 23, 2024.

Date: 08/23/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 23, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027