This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1174756 DEEDQC
08/27/2024 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065797

QUITCLAIM DEED

Address New Owners:
Robert Elliot Stein, Co-Trustee
Carol Ann Epstein Stein, Co-Trustee
Robert and Carol Stein Trust
3611 Woodlawn DR
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117 01 0 145.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carol A. Stein (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Robert Elliott Stein and Carol Ann Epstein Stein, and their successors in trust, as Co-Trustees of the Robert and Carol Stein Trust, a Tennessee Community Property Trust August 26, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Glasgow Home Place, of record in Book 3500, page 112, as corrected in Book 3809, page 907, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Woodlawn Avenue, formerly Jordan Avenue, at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southerly 419 feet; thence westerly 150 feet; thence north 1 degree 00 minutes east 200 feet; thence south 89 degrees east 5 feet; thence north 1 degree east 140 feet to the southerly margin of Woodlawn Avenue; thence with the same, easterly 150 feet to the beginning

Being the same property conveyed to Carol A. Stein, as and for her separate estate, by Quitclaim Deed from Robert E. Stein dated April 17, 2006, of record at Instrument No. 20060426-0047532 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3611 Woodlawn Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Robert and Carol Stein Trust dated August 26, 2024, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 26th day of August, 2024.

Carol A. Stein, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carol A. Stein, Grantor, 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 in Nashville, Tennessee, this 26th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Carol A. Stein, Affiant

Subscribed and sworn to before me this 26th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 26, 2024.

Carolyn S. Wenzel

August 26, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of August, 2024.

Notary Public

My Commission Expires: 10/4/27

