Karen Johnson Davidson County
Batch# 1178275 DEEDQC
09/05/2024 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240905-0068516

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan M. Krupin, Co-Trustee Zena F. Krupin, Co-Trustee 4617 Chalmers Drive Nashville, TN 37215	Same	131-10-0-027.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRYAN M. KRUPIN and ZENA F. KRUPIN (collectively, "Grantor") do hereby transfer and convey to BRYAN M. KRUPIN and ZENA F. KRUPIN, AS CO-TRUSTEES OF THE BRYAN/ZENA KRUPIN LIVING TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in the property in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 123, as shown on the map entitled Section Two, Second Addition, Seven Hills, of record in Plat Book 2854, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to BRYAN M. KRUPIN and ZENA F. KRUPIN, by deed from ZENA F. KRUPIN, of record at Instrument No. 20240904-0068027, dated September 4, 2024, and recorded on September 4, 2024, in the Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

IN WITNESS WHEREOF, Grantor executed this instrument on this 4th day of September, 2024.

BRYAN M. KRUPIN

ZENA F. KRUPIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Bryan M. Krupin and Zena F. Krupin, the within named bargainors, 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, as of this 4th day of September, 2024.

Notary Public

My Commission Expires: 3-8-2026

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Mar. 8, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2024.

Notary Public

My Commission Expires:
3-8-2026

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

34949770.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Sep 4, 2024 (date of document).

Affiant Signature

09/05/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of September, 2024.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

