Karen Johnson
Batch # 1183466
09/19/2024 08:25:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240919-0072528

THIS INSTRUMENT WAS PREPARED BY:

This Instrument Prepared by:
EMILY C. GREEN, BPR No. 033317
JONES, GREEN, & TACKETT LAW, PLLC
110 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *office* | (615) 433-5103 *fax*
Emily.Green@JGTLegal.com

(From Information Supplied: No Title Examination)

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC

1/31/27
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
JAHNAVI GOLDSTEIN LIVING TRUST, dated 09/16/2024 Jahnavi Goldstein, TTEE 617 S. 11th Street Nashville, TN 37206	Same	094 01 0 047.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JAHNAVI GOLDSTEIN**, Grantor, of Davidson County, State of Tennessee, conveys and quitclaims unto Jahnavi Goldstein as Trustees of the **JAHNAVI GOLDSTEIN LIVING TRUST**, under agreement dated the 16th day of September, 2024, and as amended, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in Instrument Number 20180618-0058391, Register's Office for Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Payne, Blakemore & Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Frank Romano, an unmarried man by Warranty deed from Christopher Lee Richardson and wife, Anna Michael Richardson of record in

Instrument No. 20140724-0065758 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 24, 2014.

Being the same property conveyed to Jahnavi Goldstein, a single woman, by Warranty Deed from Frank Romano, an unmarried man, of record in Instrument No. 20180618-0058391, Register's Office for Davidson County, Tennessee, dated June 15, 2018, and recorded on June 18, 2018.

This conveyance is subject to:

- Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

And now, **JAHNAVI GOLDSTEIN**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all property interest Jahnavi Goldstein as Trustees of the **JAHNAVI GOLDSTEIN LIVING TRUST**, under agreement dated the 16th day of September, 2024, and as amended, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **JAHNAVI GOLDSTEIN,** has hereunto set her hands on this the 16th day of September, 2024.

JAHNAVI GOLDSTEIN, Grantor & Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAHNAVI GOLDSTEIN**, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. **WITNESS** my hand and official seal this the 16th day of September, 2024.

NOTARY PUBLIC

My Commission Expires 1/31/27

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY