Karen Johnson Davidson County
Batch# 1195914 DEEDQC
10/21/2024 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241021-0081415

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. James Michael Witte, Trustee, Affiant Subscribed and sworn to before me, this 17th day of October, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Michael Witte and/or Maryam M. Witte, Trustees 243 Northcrest Commons Circle Nashville, TN 37211	SAME	147120A24300CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Michael Witte and wife, Maryam M. Witte**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Michael Witte and/or Maryam M. Witte, Trustees of the James & Maryam Witte Living Trust, established by the Revocable Trust Agreement of James Michael Witte and Maryam M. Witte dated October 17, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 17th day of October, 2024.

James Michael Witte

Maryam M. Witte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Michael Witte and Maryam M. Witte, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 2024.

My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 243, NORTHCREST, PHASES ONE & TWO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS DESCRIBED IN EXHIBIT "A", TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHCREST COMMONS HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20040615-0070835, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNITS.

Being the same property conveyed to Maryam Witte and James Witte by deed Maryam Mahboubi of record in Instrument No. 20191127-0122941 in the Register's Office for Davidson County, Tennessee.

James Michael Witte and James Witte are one and the same person. Maryam M. Witte and Maryam Witte are one and the same person.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is improved property known as 243 Northcrest Commons Circle, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 10/17/24.

10/21/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

