Karen Johnson Davidson County
Batch# 1202577 DEEDQC
11/07/2024 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241107-0086650

This Instrument Prepared By:
Thompson Burton PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number
Steven J. Dobel Revocable Trust Steven J. Dobel, Trustee 3504 A Wrenwood Drive Nashville, Tennessee 37205	Same	104-01-4H-001.00CO Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Steven Dobel, by these presents does hereby quitclaim, and by these presents transfers and conveys unto Steven J. Dobel, as Trustee of the Steven J. Dobel Revocable Trust, his successors and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 3504 A Wrenwood Drive, Nashville, Tennessee 37205.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 6 day of November, 2024.

STEVEN DOBEL

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Steven Dobel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of November, 2024.

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

Trent Dillard
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 6 day of November, 2024.

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

Trent Dillard
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3504 Wrenwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20211116-0152784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven Dobel by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, of record in Instrument No. 20240311-0016769, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Matters shown on the Plan of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee.

2. Easement to the City of Nashville of record in Book 1943, page 500, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for 3504 Wrenwood Avenue Townhomes, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20211116-0152784, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231013-0080275, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

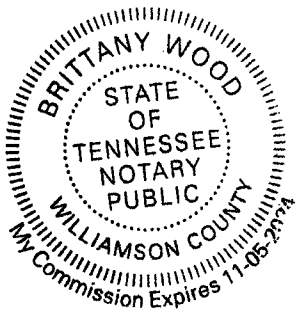
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 6, 2024.

Date: November 6, 2024

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On November 6, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24