Karen Johnson
Batch # 1202653
11/07/2024 12:30:53 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241107-0086859

# QUITCLAIM DEED

**THIS INSTRUMENT PREPARED BY**
**The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930**
**This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.**

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| **Marin Hagen & Sylvia Bergstrom, Co-Trustees**<br>**2201 Connecticut Avenue, Unit 51**<br>**Washington, DC 20008** | **SAME** | **MAP/PARCEL**<br>**031 05 0E 002.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**Marin Hagen, Trustee of the Trimble Road House Trust dated June 20, 2017,**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**Marin S.A. Hagen & Sylvia L. Bergstrom, Co-Trustees of the Sylvia L. Bergstrom Revocable Living Trust dated March 9, 2018**

HEREINAFTER called the GRANTEES, their successors and assigns, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described in Instrument No. 20170703-0066608, Register's Office of said County as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B of Trimble Place Townhomes, a horizontal property regime with private elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions, and Restrictions for Trimble Place Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20050713-0081248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property co-owners, and tenants of Trimble Place Townhomes, a horizontal property regime with private elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050713-0081248, and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated here by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Marin Hagen, Trustee of the Trimble Road House Trust dated June 20, 2017 by Warranty Deed from Matthew C. Hale and Emily Caroline Vester Hale, husband and wife, of record in Instrument No. 20170703-0066608, Register's Office for Davidson County, Tennessee.

This property is quitclaimed subject to any conditions, restrictions, reservations or easements of record.

Note: Grantor Marin Hagen and Grantee Marin S.A. Hagen are one and the same person.

This is improved property known as 3537 Trimble Road, Unit B, Nashville, Tennessee, 37215.

**WITNESS OUR HANDS** this the 30th day of September, 2024.

**Marin Hagen, Trustee**
**Trimble Road House Trust u/a/d June 20, 2017**

STATE OF Maryland
COUNTY OF Montgomery

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Marin Hagen, Trustee of the Trimble Road House Trust dated June 20, 2017,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me, and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 30th day of September, 2024.

ADAM ABRAMOWITZ NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 24, 2027 MONTGOMERY COUNTY, MD

NOTARY PUBLIC
My Commission Expires: 11/24/2027

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2024.

ADAM ABRAMOWITZ NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 24, 2027 MONTGOMERY COUNTY, MD

NOTARY PUBLIC
My Commission Expires: 11/24/2027