Karen Johnson Davidson County
Batch# 1210610 DEEDQC
12/02/2024 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241202-0093530

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:**	**Parcel ID Number:**
DJM and KFM Community Property Trust David James Mollenkopf and Kimberly Forbes Mollenkopf, Co-Trustees 4567 Tanglewood Rd Pegram, TN 37143	Same	127-00-0-027.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, David Mollenkopf and Kimberly F. Mollenkopf, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto David James Mollenkopf and Kimberly Forbes Mollenkopf, as Co-Trustees of the DJM and KFM Community Property Trust, their successors and assigns, all of their 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 7922 Charlotte Pike, Nashville, Tennessee 37221.

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.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 26th day of Nov, 2024.

DAVID **MOLLENKOPF**

KIMBERLY F. MOLLENKOPF

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Mollenkopf and Kimberly F. Mollenkopf, 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, this 26th day of November, 2024.

KEANYA QUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2025

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 2nd day of December, 2024.

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2026

Notary Public

EXHIBIT A

A Ten acre tract of land beginning at a section of the W. H. McCall Farm located in the 9th Civil District of Davidson County, fronting on the Charlotte Pike, being a part of the land conveyed by dead dated July 18, 1908, by T. J. Robertson and wife, Sophia M. Robertson and T. B. Robertson and wife, Margaret A. Robertson as of record in Book 291, page 600, R.O.D.C., Tenn, and being the Ten acres conveyed by W. H. McCall and wife, Mrs. W. H. McCall in deed dated March 27, 1936, as of record in Book 954, page 338, ROM., more specific description as follows:

Beginning at the corner of a twenty acre tract of land in the center of new Charlotte Pike and running thence with the West boundary of said twenty acre tract North 19 1/2 degrees West 1720 feet to the Northwest corner of said Twenty acre tract; thence South 10 degrees West with McCall line 600 feet more or less to a point; thence South 19 1/2 degrees East 1220 feet more or less to a center of highway; thence with the center of Highway 290 feet to a point of beginning. Above property also contains a part of the land conveyed to W. H. McCall by deed from Alva Williams and wife of record in Book 328, page 284, said Register's Office. The twenty acre tract referred to in the above description as conveyed from W. H. McCall and wife to J. C. Villines, has been divided into two ten acre tracts, the Westerly ten acres being the Easterly boundary to above mentioned ten acres. Said Westerly half was deeded by J.C. Villines, Trustee, to Earl Rayburn and wife, Ruby Rayburn, as of deed Feb. 18, 1941.

Being the same property conveyed to David Mollenkopf and Kimberly F. Mollenkopf, husband and wife, by Quitclaim Deed from David C. Duke, of record at Instrument 20180619-0059072, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

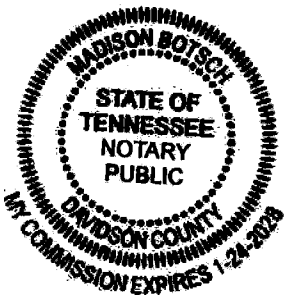
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 26, 2024.

Date: November 26, 2024

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 2, 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: 1/24/2028