Karen Johnson Davidson County
Batch# 1216594 DEEDQC
12/16/2024 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097415

QUITCLAIM DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $0.00. E. Muggler Affiant Subscribed and sworn to before me This 5 day of December 2024. Notary Public My Commission Expires: 1.29.28

IVY COMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address New Owners as:	Tax Bill To:	Map / Parcel
Richmond Crossings, LLC P.O. Box 148026 Nashville, TN 37214	New Owner	96-130-058.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, E. Muggler, Trustee of the E. Muggler Revocable Living Trust, dated October 1, 2010 (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto Richmond Crossings, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being Lot No. 76 on the Plan of Perry Heights as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to E. Muggler, Trustee of the E. Muggler Revocable Living Trust, dated October 1, 2010 by Quitclaim Deed from Elfriede Muggler in record of Instrument No. 20101123-0093724, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2721 Nodyne Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 5 day of December, 2024.

Grantor:
E. Muggler Revocable Living Trust, dated October 1, 2010

Elfriede Muggler
By: Elfriede Muggler, as Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Elfriede Muggler, Trustee for E. Muggler Revocable Living Trust, dated October 1, 2010,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee for E. Muggler Revocable Living Trust, dated October 1, 2010,** and as such **Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf of **E. Muggler Revocable Living Trust, dated October 1, 2010,** the within named bargainor, and that she as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Elfriede Muggler as Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 5 **day of December, 2024.**

Ivy Tomlinson
Notary Public

My Commission Expires: 1.29.28

IVY TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Robert J. Notestine III, 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 12/5/24.

AFFIANT SIGNATURE — Date: 12/10/24

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16 day of December, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

