QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE.

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF ~~SUMNER~~ Carver

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for this transfer is **$10.00.**

Affiant

Subscribed and sworn to before me this the 12 day of June, 2024.

M Dougherty
Notary Public
Minnesota
My Commission Expires 31 January 2029

31 Jan 29

My commission expires:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
The Stiles Law Firm, PLLC, 5101 Wheelis Dr., Suite 200, Memphis, Tennessee 38117

PROPERTY ADDRESS and ADDRESS NEW OWNER AS FOLLOWS:	**Mail Tax Bills to:**	
JONATHAN E. NYDAHL and MARY PATRICIA NYDAHL, CO-TRUSTEES, of the JONATHAN E. NYDAHL AND MARY PAT NYDAHL REVOCABLE TRUST	JONATHAN E. NYDAHL and MARY PATRICIA NYDAHL, CO-TRUSTEES, of the JONATHAN E. NYDAHL AND MARY PAT NYDAHL REVOCABLE TRUST	Karen Johnson Davidson County Batch # 1221073 DEEDQC 12/30/2024 08:08:57 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241230-0100772
(NAME) 1335 Carraige Park Drive	(NAME) 1335 Carraige Park Drive	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Hermitage, Tennessee 37076	MAP-PARCEL NUMBER(S) 086 12 0E 239.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mary Patricia Nydahl, Jonathan E. Nydahl joining hereby therein to convey his marital interest, have bargained, and by these present does transfer and convey unto JONATHAN E. NYDAHL and MARY PATRICIA NYDAHL, CO-TRUSTEES, of the JONATHAN E. NYDAHL AND MARY PAT NYDAHL REVOCABLE TRUST (the "Grantee"), all my rights, title and interests in and to the following described lands and all improvements thereon located in Sumner County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 239, on the plan of RIVERBROOK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, C

This being the same property conveyed to the Grantor by Tax Sale Decree Recorded at Instrument No. 22086410 recorded in the Register's office of Sumner County, August 2nd, 2022.

The word "party" as used herein shall mean, "parties" if more than one person or entity be referred to, the pronouns shall be construed according to their proper gender and number according to the context hereof.

This conveyance is made SUBJECT TO all assessments, any real property taxes due owing and not yet paid which Grantee agree to assume and pay; Building Lines, Easements, Restrictive Covenants governing this subdivision and other matters of record in the Register's Office of Sumner County, Tennessee; balance of indebtedness (if any) secured by Trust Deed(s) recorded in said Register's Office, payment of which is assumed by the Grantee; Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of said Grantor(s) this 12 day of June, 2024.

Mary Patricia Nydahl

Jonathan E. Nydahl

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, M Dougherty, a Notary Public, personally appeared Mary Patricia Nydahl And Jonathan E. Nydahl, with whom I am personally acquainted (or who proved their identity to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 12 day of June, 2024

M Dougherty
Notary Public
Minnesota
My Commission Expires 31 January 2029

Notary Public

My Commission Expires