Karen Johnson Davidson County
Batch# 1222455 DEEDQC
01/02/2025 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250102-0000180

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Allan G. Mandell et al 304 Harpeth Ridge DR Nashville, TN 37221	Allan G. Mandell 304 Harpeth Ridge DR Nashville, TN 37221	143 06 0A 002.00

WHEREAS, Allan G. Mandell, Grantor, created the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, with Allan G. Mandell and Judith Wolf as Co-Trustees; and

WHEREAS, the said, Judith Wolf died on September 23, 2024, and Larry Sacks was appointed as successor Co-Trustee in accordance with the provision of Section II A (1) of the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Allan G. Mandell and Larry Sacks, Co-Trustees for the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006 (the "Grantor"), do hereby quitclaim, transfer and convey all of the Grantor's right, title and interest, being an undivided fifty percent (50%) interest, in and to the following described property to Allan G. Mandell (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Lot 2 on the Plan of Resubdivision of Harpeth Trace Estates, Phase 1 Lot 2, Phase 2 Lots 1A and 13, of record in Book 6050, page 26, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan G. Mandell and Judith C. Wolf, Co-Trustees for the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, by Warranty Deed dated July 31, 2006, from Tonya L. Cumbee, unmarried, of record at Instrument No. 20060803-0094857 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 304 Harpeth Ridge Drive, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of December, 2024.

ALLAN G. MANDELL REVOCABLE TRUST

By: _____
Larry Sacks, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Larry Sacks, who upon oath acknowledged that he is the Co-Trustee of the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of December, 2024.

_____
Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

(Remainder of page intentionally left blank.)

ALLAN G. MANDELL REVOCABLE TRUST

By: _____
Allan G. Mandell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Allan G. Mandell, who upon oath acknowledged that he is the Co-Trustee of the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of December, 2024.

_____
Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(viii).

_____
Allan G. Mandell, Affiant

Subscribed and sworn to before me this 3rd day of December, 2024.

_____
Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 12/31/2024 (date of document).

Carolyn S. Wenzel

1/2/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of January, 2025.

Notary Public

My Commission Expires: 7/7/25

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

16762\001\4335581.v1