Karen Johnson Davidson County
Batch# 1224238 DEEDQC
01/07/2025 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001444

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Robert S. Greenberg, Co-Trustee Jo Ann B. Greenberg, Co-Trustee Greenberg Community Property Trust 3614D West End Avenue Nashville, Tennessee 37205	Same	104 09 0W 119.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Robert S. Greenberg and Jo Ann Greenberg, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Robert S. Greenberg and Jo Ann B. Greenberg, Co-Trustees, and their successors in trust, of the Greenberg Community Property Trust dated January 7, 2025, a Tennessee Community Property Trust (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:

> Land in Davidson County, Tennessee, being Lot No. 119 on the Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record at Instrument No. 20160621-0062851, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert S. Greenberg and Jo Ann Greenberg, husband and wife, by Special Warranty deed from Mike Ford Custom Builders, LLC, of record Instrument No. 20190620-0059823, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.

This is improved property located at 3614D West End Avenue, Nashville, Tennessee 37205.

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

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Greenberg Community Property Trust dated January 7, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Robert S. Greenberg and Jo Ann Greenberg, husband and wife, pursuant to T.C.A § 35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 7th day of January, 2025.

Robert S. Greenberg, Grantor

Jo Ann Greenberg, Grantor 1/7/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert S. Greenberg, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jo Ann Greenberg, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert S. Greenberg

Robert S. Greenberg, Affiant

Subscribed and sworn to before me this 7 day of January, 2025.

Erica Martin

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 January 7, 2025.

Carla L Lovell
Carla L. Lovell

1/7/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7 day of January, 2025.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE