Karen Johnson Davidson County
Batch# 1230386 DEEDQC
01/27/2025 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250127-0006134

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ24486277R

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER	PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER	007 00 0 083.00
1961 TINNIN RD GOODLETTSVILLE, TN 37072	1961 TINNIN RD GOODLETTSVILLE, TN 37072	

Executed this 22nd day of January 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER, AS TRUSTEES OF THE PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER LIVING TRUST DATED NOVEMBER 15, 2023, WHO ACQUIRED TTILE AS PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER LIVING TRUST DATED NOVEMBER 15, 2023**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER, AS TRUSTEES OF THE PAULA MICHELLE RIEGER AND ROBERT ALLYN RIEGER LIVING TRUST DATED NOVEMBER 15, 2023**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situated in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being part of Lot No. 1 allotted to J.W. Tinnin in the partition of lands of Josiah W. Tinnin, deceased of record in Book 112, page 595 and 596, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a point in the center of a County Road, the southwest corner of said Lot No. 1, being also the southwest corner of a small tract of land conveyed to F.I Bridges, by Deed from David Smiley, Jr., of record in Book 29, page 307, said Register's Office; thence easterly, with the center of said Road, 319.9 feet to the southwest corner of a 15 foot strip for a roadway conveyed to L. W. Denney, by deed from J.W. Tinnin and wife, of record in Book 519, page 302, said Register's Office; thence North 2 degrees East with westerly margin of said 15 foot strip 676 1/2 feet to the line of a tract of land owned by L. W. Denney; thence North 57 degrees West, with the Denney's southern boundary line, 238 feet to a stake; thence South 2 degrees West, 132 feet; thence North 88 degrees West 75.9 feet; thence South 2 degrees West, 561 feet to the beginning containing 5 acres, more or less.

BEING the same which Robert Rieger, (aka Robert Reiger) a married individual, and trustee of both The Robert Rieger Revocable Living Trust dated March 13, 2018 and The Paula Michelle Rieger and Robert Allyn Rieger Living Trust Dated November 15, 2023, in connection with the administration of his revocable living trusts, as trustee, The Robert Rieger Revocable Living Trust dated March 13, 2018 and Paula Michelle Rieger, (aka Paula Michelle Reiger) a married woman, and trustee of the Paula Michelle Rieger and Robert Allyn Rieger Living Trust Dated November 15, 2023, in connection with the administration of her revocable living trust, as trustee, as a married individual by Deed dated November 15, 2023 and recorded November 16, 2023 in the County of Davidson, State of Tennessee in 20231116-0089408 conveyed unto Paula Michelle Rieger and Robert Allyn Rieger Living Trust Dated November 15, 2023.

Property known as, 1961 TINNIN RD, GOODLETTSVILLE, TN 37072
This instrument was prepared without the benefit of a title examination.

Wherever 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 my hand this 22nd day of January, 2025.

Paula Michelle Rieger
PAULA MICHELLE RIEGER, Trustee

ROBERT ALLYN RIEGER, Trustee

STATE OF Ohio

COUNTY OF Lucas

Before me, Laurie Skalka of the state and county mentioned, personally appeared **PAULA MICHELLE RIEGER, Trustee AND ROBERT ALLYN RIEGER, Trustee,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

LAURIE SKALKU
Notary Public
State of Ohio
My Comm. Expires
July 13, 2026

Laurie Skalka
Notary Public
Printed Name: Laurie Skalka
My Commission Expires: 07-13-2026

OATH OF VALUE CONSIDERATION

STATE OF Ohio
COUNTY OF Lucas

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Paula Michelle Rigo
Affiant

Subscribed and sworn to before me this the 22nd day of January, 2025

Laurie Skalku
Notary Public
My commission expires: 07-13-2026

(seal)



LAURIE SKALKU
Notary Public
State of Ohio
My Comm. Expires
July 13, 2026

Tennessee Certification of Electronic Document

I, A. Delgado, 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 **01/22/2025** (date of document).

Affiant Signature

01/27/2025
Date

Commonwealth

~~State~~ of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **27** day of **January**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries