PREPARED BY AND RETURN TO:
HUSCH BLACKWELL LLP
736 GEORGIA AVENUE, SUITE 300
CHATTANOOGA, TENNESSEE 37402
(423)266-5500

Karen Johnson Davidson County
Batch# 1233022 DEEDQC
02/03/2025 02:12:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250203-0008047

New Owner's Address:	Send Tax Bills To:	Tax Parcel No.:
Senda Family 2007 Irrevocable Trust and Janell N. Senda, Trustee 1531 Dugger Drive Nashville, TN 37206	Senda Family 2007 Irrevocable Trust and Janell N. Senda, Trustee 1531 Dugger Drive Nashville, TN 37206	073-13-0O-001.00-CO

QUITCLAIM DEED

WHEREAS, ROBERT BRENDEL and JANELL N. SENDA, Co-Trustees of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA and JANELL N. SENDA each own an undivided interest in the hereinafter described parcel of real property located in Davidson County, Tennessee; and

WHEREAS, ROBERT BRENDEL and JANELL N. SENDA, Co-Trustees of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA and JANELL N. SENDA wish to transfer their undivided interest in the hereinafter described parcel of real property to ROBERT BRENDEL and JANELL N. SENDA, Co-Trustees of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA and JANELL N. SENDA, Trustee of the JANELL N. SENDA REVOCABLE TRUST.

NOW THEREFORE, THIS DEED is made and entered into this 27 day of January, 2025, for and in consideration of One Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, ROBERT BRENDEL and JANELL N. SENDA, Co-Trustees of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA and JANELL N. SENDA (the "Grantor") do hereby grant, transfer, release, convey, and forever quitclaim their undivided interest to ROBERT BRENDEL and JANELL N. SENDA, Co-Trustees of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA and JANELL N. SENDA, Trustee of the JANELL N. SENDA REVOCABLE TRUST, as amended from time to time (the "Grantee"), with full power to sell and convey or lease the undivided interest in real estate herein described for such price and on terms as they may see fit, or to mortgage or convey the same to a trustee to secure borrowed money, or to exchange the property herein conveyed for other property or interest in other property, without the beneficiary or beneficiaries

joining in such conveyance, and the purchaser or purchasers or the beneficiary or beneficiaries, and lessee or lessees, shall not be required to look to the application of the proceeds of said sale, lease, mortgage or deed of trust, all of their right, title and interest in the following described real property:

> Land in Davidson County, Tennessee, being Unit A of 2400 Porter Avenue Cottages, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described m a Declaration of Covenants, Conditions and Restrictions for 2400 Porter Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160726-0076797, Amended in Instrument No 20180423-0038053, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2400 Porter Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No 20160726-0076797, Amended in Instrument No 20180423-0038053, and Bylaws appended thereto as Exhibit "B", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> This conveyance is subject to all restrictions, easements and planning documents of record.
>
> Property known as 1531 Dugger Drive, Nashville, TN 37206.
>
> REFERENCE is made for prior title to Deed at Instrument No. 20231024-0083160 in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the Grantor, and that no boundary survey or title examination was made, and neither the preparer nor the firm of Husch Blackwell LLP, nor any of its members, shall have any liability for the status of the title to the property or the accuracy of such information.

[The remainder of this page is intentionally left blank.]

IN TESTIMONY WHEREOF, the Grantor has executed and delivered this Deed the day and year first above written.

ROBERT BRENDEL, Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA

JANELL N. SENDA, Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA

JANELL N. SENDA

IN TESTIMONY WHEREOF, the Grantor has executed and delivered this Deed the day and year first above written.

ROBERT BRENDEL, Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA

JANELL N. SENDA, Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA

JANELL N. SENDA

STATE OF New Jersey)
COUNTY OF Essex)

On this 7th day of November, 2024, before me, a Notary Public in and for the state and county aforesaid, personally appeared ROBERT BRENDEL, Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

David J. Coleman
Notary Public
My commission expires: May 14, 2029

DAVID J COLEMAN
Notary Public
State of New Jersey
My Commission Expires May 14, 2029
I.D.# 2459026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of _____, 2024, before me, a Notary Public in and for the state and county aforesaid, personally appeared JANELL N. SENDA, individually and as Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____
Notary Public
My commission expires: _____

STATE OF _____)
COUNTY OF _____)

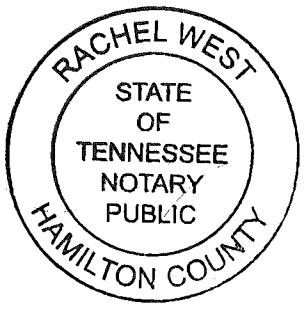
On this _____ day of _____, 2025, before me, a Notary Public in and for the state and county aforesaid, personally appeared ROBERT BRENDEL, Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27 day of January, 2025, before me, a Notary Public in and for the state and county aforesaid, personally appeared JANELL N. SENDA, individually and as Trustee of the SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N. SENDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Rachel West
Notary Public
My commission expires: March 22, 2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

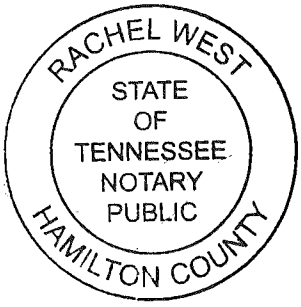
I hereby swear or affirm that the actual consideration for this transfer is One Dollar ($1.00).

Affiant

Subscribed and sworn to before me
this 27 day of January, 2025.

Rachel West
Notary Public

My commission expires: March 27, 2026



4857-7881-1882.3

True Copy Certification

I, Amanda White, 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 January 27, 2025.

Amanda White
Signature
Date: January 27, 2025

State of Tennessee

County of Hamilton

Personally appeared before me, Michelle L. McMillian, a notary public for this county and state, Amanda White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 27, 2025.

Michelle L. McMillian
Notary's Signature

My Commission Expires: 02/24/2025
Notary Seal (if on paper)

