Karen Johnson Davidson County
Batch# 1234192 DEEDQC
02/05/2025 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250205-0008584

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

# QUITCLAIM DEED

| Address New Owners | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Clifford G. Adlerz and Kathleen L. Adlerz, Co-Trustees<br>Adlerz Community Property Trust<br>2514 Belmont Boulevard<br>Nashville, TN 37212 | Same | 117-04-0-038.00<br>Davidson County |

For good and valuable consideration, the receipt of which is hereby acknowledged, we, CLIFF ADLERZ and wife, KATHLEEN ADLERZ (collectively, the "Grantor"), hereby quitclaim and convey to CLIFFORD G. ADLERZ and KATHLEEN L. ADLERZ, as Co-Trustees of the ADLERZ COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the Northerly One-Half of Lot No. 111 on the Plan of Belmont Land Company's Plan of Lots, called "Belmont Heights" of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines 183 feet to an alley.

Being the same property conveyed to Cliff Adlerz and wife, Kathleen Adlerz, from Phillip M. Stinson, married, and William J. Mitchell, married, by Warranty Deed dated May 31, 2012, of record in Instrument No. 20120605-0048885, and recorded on June 5, 2012, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 2514 Belmont Blvd., Nashville, TN 37212.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3 day of February, 2025.

CLIFF ADLERZ

KATHLEEN ADLERZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, CLIFF ADLERZ and KATHLEEN ADLERZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 3 day of February, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 3 day of February, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

46496026.1

## Certificate of Authenticity

I, Lucretia Albert, 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 February 3, 2025.

Date

Lucretia Albert

Affiant Signature

02/04/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of February, 2025.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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