This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1235290 DEEDQC
02/07/2025 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009527

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
MSN Trust 1334 Springfield Highway Goodlettsville, TN 37072	Same	012-02-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Mark Nauert II and Sarah Nauert, husband and wife, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Mark Allen Nauert II and Sarah Elisabeth Nauert, as Trustees of the MSN Trust and its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Section 6 Grizzard Manor of record in Plat Book 5200, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Included in above description but expressly excluded from description conveyance to The State of Tennessee of record in Book 8256, Page 646.
>
> Being the same property conveyed to Mark Nauert II and Sarah Nauert, husband and wife, from Nancy E. Ligon and Gene Ligon, wife and husband, by Warranty Deed of record in Instrument No. 20150901-0088477, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

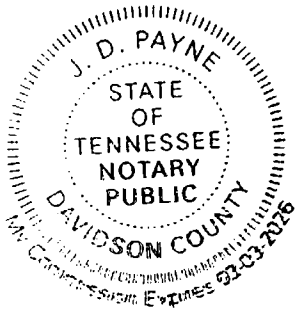
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 7th day of February, 2025.

Affiant _____

Notary Public _____ My Commission Expires:



This is improved property known as 1334 Springfield Highway, Goodlettsville, TN 37072.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 7th day of February, 2025.

_____
Mark Nauert II, Grantor

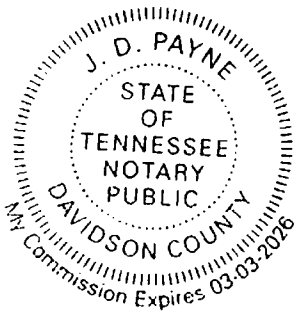
_____
Sarah Nauert, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Nauert II and Sarah Nauert, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of February, 2025.

_____ My Commission Expires:
Notary Public



Certificate of Authenticity

I, Sarah Arick, 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 7, 2025.

Date: 02/07/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 7, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027