Karen Johnson
Batch # 1237741
02/14/2025 11 18 39 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250214-0011339

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

FRANCO PAHMER, AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
FRANCO PAHMER and MARNIE KELLY PAHMER, CO-TRUSTEES 517 Brennan Lane Franklin, TN 37067	Same as New Owner	Map and Parcel No.: 161-06-OA 159

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Franco Pahmer, ("Grantor") do hereby quitclaim, transfer and convey unto Franco Pahmer and Marnie Kelly Pahmer, Co-Trustees of the Pahmer-Kelly Joint Revocable Trust, created October 12, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1313 Crown Point Place, Nashville, Tennessee 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 159 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill

Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Franco Pahmer, unmarried, from Centex Homes, a Nevada general partnership, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20120327-0025932.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7th day of February 2025.

Franco Pahmer, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Franco Pahmer**, the Grantor, 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 official seal at office, this 7th day of February 2025.

Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028