Return to and
Prepared by
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1242861 DEEDQC
03/04/2025 12 23 43 PM 2 pgs
Fees $12 00 Taxes $0 00
20250304-0016245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

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

Notary Public
My commission expires 09/07/2

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner	Send Tax Bills to:	Tax Information
Roger Michael Wiesmeyer, Trustee 2709 Linmar Ave, Unit #10 Nashville, TN 37215	New Owner	094-02-0-122 00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Roger M. Wiesmeyer, unmarried,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Roger Michael Wiesmeyer, Trustee, or his successor trustees in interest as they may appear, of The Roger Michael Wiesmeyer Living Trust, u/a dated February 27, 2025, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No. 140, in the United Electric Railway Addition to East Nashville, as shown by Plat of record in Plat Book 161, Page 8, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Roger M. Wiesmeyer, unmarried, by Warranty Deed dated March 28, 2008, from Theodora Gammans, unmarried, and Elizabeth Gammans, unmarried, of record in Instrument No. 20080414-0037813, Office of the Register of Deeds of Davidson County, Tennessee

Roger M. Wiesmeyer and Roger Michael Wiesmeyer being one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to himself as Trustee of his revocable living trust

This is improved property known as 1812 Eastside Avenue, Nashville, TN 37206

Witness my hand this 27 day of February, 2025

Roger M. Wiesmeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Roger M. Wiesmeyer**, the bargainor, 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 Nashville, Tennessee, this 27 day of February, 2025

Notary Public

My commission expires 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON