Karen Johnson Davidson County
Batch# 1244080 DEEDQC
03/06/2025 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250306-0017090

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Thomas H. Bienert, Jr. 139 2nd Avenue South Franklin, TN 37064	New Owner	117110D02000CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Thomas H. Bienert, Jr. and Angela L. Bienert, Trustees, Bienert Community Property Trust dated 04/04/2017** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Thomas H. Bienert, Jr.** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2040 of Turnberry Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6686, Page 166, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **Thomas H. Bienert, Jr. and Angela L. Bienert, Trustees, Bienert Community Property Trust dated 04/04/2017**, by Warranty Deed dated August 31, 2021, from **Robert Fisher Bibb, Jr., unmarried**, recorded in Instrument No. 20210908-0120217, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2040 Graybar Lane, Nashville, TN 37215.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of March 2025.

Thomas H. Bienert, Jr., Trustee
Bienert Community Property Trust
dated 04/04/2017

Angela L. Bienert, Trustee
Bienert Community Property Trust
dated 04/04/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Thomas H. Bienert, Jr., Trustee, Bienert Community Property Trust dated 04/04/2017**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March 2025.

Notary Public

My Commission Expires: 8/19/28

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Angela L. Bienert, Trustee, Bienert Community Property Trust dated 04/04/2017**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March 2025.

Notary Public

My Commission Expires: 8/19/28

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 6th day of March 2025.

Notary Public

My Commission Expires: 8/19/28

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 6, 2025.

Affiant Signature

March 6, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of March 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

