Karen Johnson Davidson County
Batch# 1244081 DEEDQC
03/06/2025 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250306-0017091

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	082090M00300CO

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, **Angela L. Bienert and Thomas H. Bienert, Jr., Trustees, Bienert Community Property Trust dated April 4, 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 CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee being Unit No. 3 along with the designated garage for said unit, together with the appurtenant interest in the common elements of Van Buren Street Townhomes, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20060619-0072279 as amended in 20060727-0091088 and 20070518-0059640 and further described on plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee; "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the By-Laws for the administration thereof of record in Instrument No. 20060619-0072279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Angela L. Bienert and Thomas H. Bienert, Jr., Trustees, Bienert Community Property Trust dated April 4, 2017**, by Warranty Deed dated September 15, 2021, from **Maureen P. Murphy, a single woman**, recorded in Instrument No. 20210916-0124587, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **419 Van Buren St., Nashville, TN 37208.**

(Legal description from prior deed of record).

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

Angela L. Bienert, Trustee
Bienert Community Property Trust
dated April 4, 2017

Thomas H. Bienert, Jr., Trustee
Bienert Community Property Trust
dated April 4, 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 **Angela L. Bienert, Trustee, Bienert Community Property Trust dated April 4, 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

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 April 4, 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

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

Angela L. Bennett
Affiant

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

Notary Public

My Commission Expires: 8/19/28



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:

