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

Karen Johnson Davidson County
Batch# 1244384 DEEDQC
03/07/2025 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250307-0017458

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Bienert Real Estate Group, LLC
2040 Graybar Lane
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
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, **Angela L. Bienert, Trustee, Bienert Real Estate Trust Agreement dated December 30, 2021** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Bienert Real Estate Group, LLC – 2040 Graybar Series, P.S.** ("Grantee"), all of his 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 **Angela L. Bienert, Trustee, Bienert Real Estate Trust Agreement dated December 30, 2021**, by Quitclaim Deed dated March 6, 2025, from **Thomas H. Bienert, Jr.**, recorded in Instrument No. 20250307-0017158, 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 Grantor hereby affixes her signature on this the 6th day of March 2025.

Angela L. Bienert, Trustee
Bienert Real Estate Trust Agreement
dated December 30, 2021

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 Real Estate Trust Agreement dated December 30, 2021**, 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:

