Karen Johnson Davidson County
Batch# 1244664 DEEDQC
03/10/2025 12:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017861

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Virginia H. Williams Affiant Subscribed and sworn to before me, this 24th day of February, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael E. Niedermeyer and Virginia H. Williams, Trustees 3717 Woodmont Boulevard Nashville, Tennessee 37215	SAME	116 08 0 187.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael E. Niedermeyer and wife, Virginia H. Williams**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael E. Niedermeyer and Virginia H. Williams, Trustees of the Michael Niedermeyer & Virginia Williams Living Trust, established by the Revocable Trust Agreement of Michael E. Niedermeyer and Virginia H. Williams dated February 24, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of February, 2025.

Michael E. Niedermeyer

Virginia H. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael E. Niedermeyer and Virginia H. Williams, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of February, 2025.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Plan of Wakefield Estates, as of record in Book 5190, page 374, said Register's.Office.

Said Lot No. 1 fronts 160 feet on the southerly side of Woodmont Boulevard and runs back between parallel lines 360 feet to a line in the rear which measures 158.27 feet thereon.

Being the same property conveyed to Michael E. Niedermeyer and wife, Virginia H. Williams by deed from Carole Wylie Perry, of record in Book 7064, page 524, Register's Office for Davidson County, Tennessee.

This is improved property known as 3717 Woodmont Boulevard, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/24/25.

3/10/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

