Karen Johnson Davidson County
Batch# 1245512 DEEDQC
03/10/2025 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017957

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Affiant

Sworn to and subscribed before me this 5th day of March, 2025.

OFFICIAL SEAL
Joanne Stevenson
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug. 25, 2025

Notary Public
My Commission Expires: 8/25/2025

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 5th day of March, 2025, among:

GERARD ALLEN HUELSMANN AND ANGELIQUE YVONNE HUELSMANN, HUSBAND AND WIFE,

of St. Clair County, Illinois, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GERARD HUELSMANN AND ANGELIQUE HUELSMANN, CO-TRUSTEES OF THE GERARD AND ANGELIQUE HUELSMANN REVOCABLE LIVING TRUST, DATED JANUARY 31, 2025,

of St. Clair County, Illinois, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 20, on the Plan of Cedar Place Community, A Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, as amended in Instrument No. 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gerard Allen Huelsmann and Angelique Yvonne Huelsmann, husband and wife, by Warranty Deed from John J. Bulford and Heidi Bulford, husband and wife, dated August 28, 2020, and recorded August 31, 2020, at Instrument No. 20200831-0098765, in the Register's Office for Davidson County,

Tennessee.

This improved property is situated at 106 Cedar Place Bend, Nashville, TN 37221.

THIS DEED has been prepared solely upon information furnished by **Gerard Allen Huelsmann and Angelique Yvonne Huelsmann.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gerard Allen Huelsmann
GERARD ALLEN HUELSMANN

State of Illinois
County of Clinton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gerard Allen Huelsmann**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2025.

Joanne T. Stevenson Notary Public
My Commission Expires: ___/___/_____

OFFICIAL SEAL
Joanne Stevenson
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug. 25, 2025

Angelique Y Huelsmann
ANGELIQUE YVONNE HUELSMANN

State of Illinois
County of Clinton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Angelique Yvonne Huelsmann**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2025.

Joanne T. Stevenson Notary Public
My Commission Expires: ___/___/_____

OFFICIAL SEAL
Joanne Stevenson
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug. 25, 2025

Owner Name & Property Address:

Gerard Huelsmann and Angelique Huelsmann, Co-Trustees
Gerard and Angelique Huelsmann Revocable Living Trust, dated January 31, 2025
1408 Frederick Lane
O'Fallon, Illinois 62269

Responsible Party For Taxes:

Gerard Huelsmann and Angelique Huelsmann, Co-Trustees
Gerard and Angelique Huelsmann Revocable Living Trust, dated January 31, 2025
1408 Frederick Lane
O'Fallon, Illinois 62269

Tax Map and Parcel: 114 15 0A 020.00

Certificate of Authenticity

I, Trent Linville, 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 3-5-25.

Date

T Linville

Affiant Signature

3-5-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 5th day of March, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

