**THIS INSTRUMENT PREPARED BY:** [Blank Space Below for Recorder Stamp]

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1257503 DEEDQC
04/08/2025 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026685

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $10.00

Amy S Gebhardt
Affiant

Subscribed and sworn to before me this 8th day of April 2025.

Mary English Thomas
**Notary Public**
**My Commission Expires:** 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Do Not Stamp Over Text Below]

| **Address New Owner (s) as follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers** |
|---|---|---|
| Paul Ellsworth Gebhardt and Amy Stone Gebhardt, Trustee of the Paul Ellsworth Gebhardt and Amy Stone Gebhardt Revocable Trust<br>3905 Elkins Ave<br>Nashville, TN 37209 | Same | 092-13-200.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Paul Gebhardt and wife, Amy Gebhardt** (the "Grantors"), do hereby quitclaim and convey unto **Paul Ellsworth Gebhardt and Amy Stone Gebhardt, Trustees under The Paul Ellsworth Gebhardt and Amy Stone Gebhardt Joint Revocable Trust dated April 8, 2025**, (the "Grantee"), its heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, Block 25 on the Map of CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Pages 160 and 161, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Paul Gebhardt and wife, Amy Gebhardt, by Warranty Deed from Katie Adkisson, an unmarried woman, dated March 9, 2018, as recorded on March 9, 2018, in Instrument No. 20180309-0022750, in the Register's Office of Davidson County, Tennessee.

This is Improved property, known as **3905 Elkins Ave Nashville, TN 37209.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This Trust ("The Paul Ellsworth Gebhardt and Amy Stone Gebhardt Joint Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

**THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.**

**WITNESS OUR HANDS THIS 8th DAY OF APRIL 2025.**

**Paul Gebhardt**

**Amy Gebhardt**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Mary English Thomas, a Notary Public of said County and State, appeared **Paul Gebhardt** and **Amy Gebhardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 8th day of April 2025.

NOTARY PUBLIC
My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Certificate of Authenticity

I, **Michael S. Goode**, 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 on **April 8, 2025**.

Michael S Goode

Affiant Signature

4/8/2025

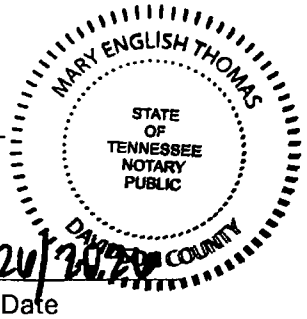
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of April 2025.

Mary English Thomas

Notary's Signature




My Commission Expires: 7/20/2026

Date

Notary's Seal (if on paper)