THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1257849
04/11/2025 10 16 52 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250411-0027145

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like

QUITCLAIM DEED

Address of New Owners	Send Tax Bills To·	Tax ID No
THE LOCAL FAMILY TRUST 600 Inverness Avenue Nashville, TN 37204	Owner	116-06-0-053 00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID STEUNEBRINK AND PAMELA STEUNEBRINK, HUSBAND AND WIFE**, hereinafter called the Grantors, do hereby Quitclaim unto **THE LOCAL FAMILY TRUST, dated July 14, 2021, DAVID BEREND STEUNEBRINK and PAMELA VALWYN STEUNEBRINK, Co-Trustees**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee being the **Easterly 105 feet of the Westerly 145 feet of the Northerly part of Lot No. 14 on the Plan of Hillsboro Heights, not of record**, described according to a survey thereof made by W B Southgate, Engineer, May 1910, as follows:

Beginning on the Northerly margin of Hampton Avenue, 755 feet West of the center line of 23rd Avenue South, thence with the Northerly margin of said Avenue, Westwardly 105 feet to a point 40 feet East of the dividing line between Lots 13 and 14, thence Northwardly and parallel to said dividing line, 343 6 feet, more or less, to the Southerly line of Lot 6, thence with said line, Eastwardly 105 feet; thence Southwardly 343.3 feet, more or less, to the beginning

Being the same property conveyed to DAVID STEUNEBRINK AND PAMELA STEUNEBRINK, HUSBAND AND WIFE, by Warranty Deed from Shirley McGrew d/b/a The Benson Group, filed on 10/29/2021, at Instrument No 20211029-0145354, Davidson County Register of Deeds

This is property commonly known as 2312 Hampton Avenue, Nashville, TN 37215 *
*Note An address is not a legal description of real property

Witness our hands, this 8th **day of** April, **2025:**

David Steunebrink
DAVID STEUNEBRINK

Pamela Steunebrink
PAMELA STEUNEBRINK

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 **DAVID STEUNEBRINK**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 8th day of April, **2025**.

Notary Public

My Commission Expires 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **PAMELA STEUNEBRINK**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 8th day of April, **2025**

Notary Public

My Commission Expires 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY