Karen Johnson Davidson County
Batch# 1259869 DEEDQC
04/14/2025 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028221

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Carol J. Mosow Trust 109 Duluth Ave Nashville, Tennessee 37209	Same	091 09 0 037.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carol J. Mosow, D/B/A Charpier's Bakery (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Carol J. Mosow, Trustee, and her successors in trust, of the Carol J. Mosow Trust dated April 3, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being the south 1/2 of Lot No. 44 on the Map showing the Resubdivision of Westover Subdivision of Lot No. 37 on the Cockrill Plan, as of record in Book 421, Page 25, Register's Office for Davidson County, Tennessee.
>
> SAID part of lot no. 44 fronts 50 feet on the east side of Duluth Avenue, and runs back between parallel lines 202.5 feet to a dead line.
>
> Being the same property conveyed to Carol J. Mosow, D/B/A Charpier's Bakery, by Special Warranty Deed from Harlan Dodson, as Executor of the Estate of Bernard D. Goldstein, Deceased, as to a one-half (1/2) undivided interest, and Harlan Dodson, as Executor as Executor of the Estate of Bernard D. Goldstein, Deceased, Ronna S. Goldstein Usmani and Stewart M. Goldstein, D/B/A Goldrub Properties Partnership, as to a one-half (1/2) undivided interest, of record in Instrument Number 20230515-0036272, Register's Office, Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 105 Duluth Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10 day of April, 2025.

Carol J. Mosow

Carol J. Mosow, D/B/A Charpier's Bakery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carol J. Mosow, D/B/A Charpier's Bakery, Grantors, the within named bargainors, 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 10 day of April, 2025.

Erica L Martin

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Carol J Mosow

Carol J. Mosow, Affiant

Subscribed and sworn to before me this 10 day of April, 2025.

Erica L Martin

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 April 10, 2025.

Carla L Lovell
Carla L. Lovell

4-10-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE