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

Karen Johnson Davidson County
Batch# 1259872 DEEDQC
04/14/2025 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028224

QUITCLAIM DEED

Address New Owners:
Carol Elizabeth Johnson
Mosow Trust
109 Duluth Ave
Nashville, Tennessee 37209

Send Tax Bills To:
Same

Map/Parcel Number:
091 09 0 035.00

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:

TRACT I: BEING; the southerly 1/2 of Lot No. 43 on the Plan showing re-subdivision of Westover Subdivision of Lot No. 37, Cockrill Plan, as of record in Book 431, Page 25, Register's Office for Davidson County, Tennessee.

TRACT II: BEING; the northerly fifty (50) feet of Lot No. 44 on the map showing re-subdivision of Westover Subdivision of Lot 37 Cockrill Plan, as of record in Book 421, Page 25, Register's Office for Davidson County, Tennessee.

SAID northerly 50 feet of Lot No. 44 fronts 50 feet on the easterly side of Duluth Avenue and runs back eastwardly, 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 Executor's Deed from Carol J. Mosow, Executor of Estate of David Mosow of record in Instrument Number 20200818-0092821, Register's Office, Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 109 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

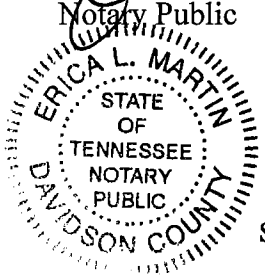
4-10-2025
Date

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



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