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

Karen Johnson Davidson County
Batch# 1259878 DEEDQC
04/14/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028232

QUITCLAIM DEED

Address New Owners:
Carol J. Mosow Trust
209 Summit Oaks Place
Nashville, Tennessee 37221

Send Tax Bills To:
Same

Map/Parcel Number:
128 16 0B 035.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carol J. Mosow (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 Lot No. 35 on the Plan of First Revision of Lots 33 through 40, Phase One, Summit Oaks, a Planned Unit Development, of record in Instrument No. 20020129-0011883, and revised in Instrument No. 20021029-0132410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Mosow, and Carol J. Mosow, Husband and Wife, by Warranty Deed from French River Development, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20021227-0159371, Register's Office, Davidson County, Tennessee. David Mosow died on February 17, 2020 and the property vested in Carol J. Mosow, individually upon his death.

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

This is improved property known as 209 Summit Oaks Place, Nashville, Tennessee 37221.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carol J. Mosow, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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.

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, Affiant

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

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

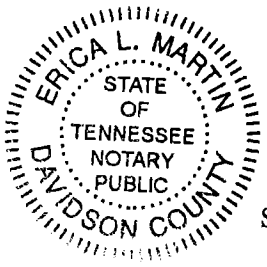
4-10-2025
Date

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