Karen Johnson Davidson County
Batch# 1260582 DEEDQC
04/16/2025 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029124

QUITCLAIM DEED

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WG-QCD-25-6212B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexandra Munn	**Same as new owner**	
(NAME) **5603A California Ave,**	(NAME)	**091020J00200CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REVOCABLE LIVING TRUST OF SHELLI R. MUNN DATED 8/6/2009, AMENDED 5/9/2016,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALEXANDRA MUNN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plan of 6212 California Townhomes, a Horizontal Property Regime with Private Elements, as Exhibit "B", which is a planned unit development, as shown of record in Instrument No. 20140424-0034588, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexandra Munn, a Single Person and Shelli R. Munn as Trustee of Revocable Living Trust of Shelli R. Munn dated 8/6/2009, amended 5/9/2016 from Trevor Smith, a single man by Warranty Deed of Record in Instrument Number 20201105-0129917 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6212 B California Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 9 day of April, 2025.

Revocable Living Trust of Shelli R. Munn dated 8/6/2009, amended 5/9/2016

BY: Shelli R Munn TTEE
Shelli R Munn
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SHELLI R MUNN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of REVOCABLE LIVING TRUST OF SHELLI R. MUNN DATED 8/6/2009, AMENDED 5/9/2016, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 9 day of April, 2025.

Camille Woods
Notary Public
My Commission Expires: 03.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 law on **4/9/2025** (date of document).

Affiant Signature

Date **4/9/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **9** day of **April**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027