This Instrument Prepared By:

Henson & Efron, P.A.
Brigitt M. Orfield, Esq.
225 S. 6th Street, Suite 1600
Minneapolis, MN 55402
(612) 339-2500

Karen Johnson Davidson County
Batch# 1260796 DEEDQC
04/17/2025 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029425

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CATHLEEN B. TOBIN, a single person ("Grantor"), on this the 1st day of April, 2025, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto Cathleen B. Tobin, or her successors, as trustee of the CATHLEEN B. TOBIN TRUST AGREEMENT dated October 29, 2020, as amended ("Grantee"), all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being all of Building Site No. 157 on the Plan of Section Three, Arden Place, of record in Plat Book 4660, Page 152 and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, Supplemental Declaration of record in Book 4916, Page 277, Amendment of record in Instrument Nos. 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cathleen B. Tobin, a single person by Warranty Deed from Amy Wedemeyer, a single person of record in Instrument No. 20240626-0047808.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Cathleen B. Tobin nor Henson & Efron, P.A. shall have any liability for the status of title to the property or for the accuracy of such information.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

IN TESTIMONY WHEREOF, I have hereunto set my hand this 1st day of April, 2025.

Cathleen B. Tobin
CATHLEEN B. TOBIN
Grantor

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, within named CATHLEEN B. TOBIN, a single person, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be the person within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 1st day of April, 2025.

My commission expires: 1-31-29

Notary Public

ABDOULAYE SOUMARE
Notary Public
Minnesota
My Commission Expires January 31, 2029

STATE OF MINNESOTA
COUNTY OF HENNEPIN

I, Cathleen B. Tobin, as trustee of the CATHLEEN B. TOBIN TRUST AGREEMENT dated October 29, 2020, as amended, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Cathleen B. Tobin

CATHLEEN B. TOBIN, as Trustee
Affiant-Grantee

Witness my hand and seal this 1st day of April, 2025.

My commission expires: 1-31-29

Notary Public

ABDOULAYE SOUMARE
Notary Public
Minnesota
My Commission Expires January 31, 2029

The following information is not a part of this Deed:

Property Address:	4400 Belmont Park Terrace, #157 Nashville, TN 37215
Owner's Name and Address:	Cathleen B. Tobin, Trustee 4400 Belmont Park Terrace, #157 Nashville, TN 37215
Map-Parcel Numbers	131-03-0B-157.00-CO
Send Tax Bills To:	Cathleen B. Tobin, Trustee 4400 Belmont Park Terrace, #157 Nashville, TN 37215

4867-8376-3181, v. 1

CERTIFICATE OF AUTHENTICITY

I, Brigitt M. Orfield, 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 April 1, 2025.

Affiant Signature

April 16, 2025

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 16th day of April, 2025.

Notary's Signature

My Commission Expires: 1-31-2030
Date

Notary's Seal (if on paper)

KATHY A. GODFREY
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030