Karen Johnson Davidson County
Batch# 1264415 DEEDQC
04/24/2025 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031506

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 15th day of April, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Aaron Dendy and Erin Dendy, Trustees 5153 Traceway Drive Nashville, Tennessee 37221	SAME	155 16 0A 161.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron Dendy and wife, Erin Dendy**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the

Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Aaron Dendy and Erin Dendy, Trustees of the Aaron & Erin Dendy Living Trust, established by the Revocable Trust Agreement of Aaron Dendy and Erin Dendy dated April 15, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 15th day of April, 2025.

Aaron Dendy

Erin Dendy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Dendy and Erin Dendy, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 321, on the Plan of Traceside, Section Six, of record in Book 9700, Page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Dendy and Erin Dendy, husband and wife, by deed from Lawrence A. Tegel and Barbara A. Tegel, husband and wife, of record as Instrument No. 20230208-0009252, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 5153 Traceway Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/15/25.

4/24/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

