Karen Johnson Davidson County
Batch# 1264439 DEEDQC
04/24/2025 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031539

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 17th day of April, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Martin Bruce Hirsch and Rae S. Hirsch, Trustees 6317 Chickering Circle Nashville, Tennessee 37215	SAME	157 00 0 041.00

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, **Rae S. Hirsch and Martin Bruce Hirsch, Trustees of the Rae S. Hirsch Living Trust, established by the Revocable Trust Agreement of Rae S. Hirsch dated October 7, 2010,** 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 **Martin Bruce Hirsch and Rae S. Hirsch, Trustees of the Bruce & Rae Hirsch Living Trust, established by the Revocable Trust Agreement of Martin Bruce Hirsch and Rae S. Hirsch dated April 17, 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 17th day of April, 2025.

Martin Bruce Hirsch

Martin Bruce Hirsch

Rae S. Hirsch

Rae S. Hirsch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin Bruce Hirsch and Rae S. Hirsch, 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 17th day of April, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07 AUG 2028

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 20 on the Plan of Iroquois Meadows, of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trustees of the Rae S. Hirsch Living Trust, established by the Revocable Trust Agreement of Rae S. Hirsch dated October 7, 2010, by deed from Rae S. Hirsch, of record as Instrument No. 20101015-0082565, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record m Book 5050, page 86, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record m Book 5196, page 265, Register's Office for Davidson County, Tennessee.

This is improved property known as 6317 Chickering Circle, Nashville, Tennessee 37215.

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 4/17/25.

4/24/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of April, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

