Karen Johnson Davidson County
Batch# 1264518 DEEDQC
04/24/2025 12:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031636

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 24th day of April, 2025. Notary Public My Commission Expires: 5/3/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

PAMELA PEDRICK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-03-2027

QUITCLAIM DEED

THIS INDENTURE, made this 24th day of April, 2025, among:

JOHN VINCENT EMHOLZ AND LISA L. EMHOLZ, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN EMHOLZ AND LISA EMHOLZ, TRUSTEES OF THE EMHOLZ FAMILY TRUST DATED APRIL 24, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit B of 4706 Indiana Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4706 Indiana Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150716-0069658, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4706 Indiana Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150716-0069658, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John Vincent Emholz and Lisa L. Emholz, husband and wife by Warrant Deed from Taylor H. Lindsey nka Taylor Lindsey Southerland and Derrick Southerland, wife and husband dated October 8, 2021, and recorded November 24, 2021, at Instrument No. 20211124-0155891, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 4706 B Indiana Avenue, Nashville, TN 37209.

THIS DEED has been prepared solely upon information furnished by **John Vincent Emholz and Lisa L. Emholz.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

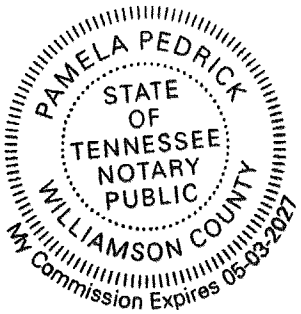
JOHN VINCENT EMHOLZ

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Vincent Emholz**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2025.

Pam Pedrick, Notary Public
My Commission Expires: 5/3/27



LISA L. EMHOLZ

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lisa L. Emholz**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2025.

Pam Pedrick, Notary Public
My Commission Expires: 5/3/27

PAMELA PEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2027

Owner Name & Property Address:

John Emholz and Lisa Emholz, Trustees
Emholz Family Trust dated April 24, 2025
4706 B Indiana Avenue
Nashville, TN 37209

Responsible Party For Taxes:

John Emholz and Lisa Emholz, Trustees
Emholz Family Trust dated April 24, 2025
4706 B Indiana Avenue
Nashville, TN 37209

Tax Map and Parcel: 091-11-0G-002.00

Certificate of Authenticity

I, Trent Linville, 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 _____.

Date

_____

Affiant Signature

_____

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

