Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

Karen Johnson
Batch # 1268675
05/05/2025 12 16 16 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250505-0034800

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Randy R Nemitz, a/k/a Randy Nemitz, and wife, Kay A Nemitz, a/k/a Kay Nemitz, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Randy R Nemitz and Kay A Nemitz, as Trustees of the Randy & Kay Nemitz Family Living Trust 2025, dated April 15th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Goodlettsville, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 23 on the Plan of Resubdivision for Phase 1B of the Townhomes at Windsor Green, a Planned Unit Development of Record in Plat Instrument No 20010813-0086903, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

BEING the same property conveyed to Randy Nemitz and Kay Nemitz, husband and wife, from Ronald F Brooks, by Warranty Deed on January 27, 2020, and recorded on February 21, 2020, Instrument No 20200221-0019225, Register's Office, Davidson County, Tennessee

This is improved property, known as 235 Wyndom Court, Goodlettsville, TN 37072

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law

IN TESTIMONY THEREOF I have executed this instrument this 15th day of April, 2025.

Grantors:

Randy R Nemitz, a/k/a Randy Nemitz

Kay A Nemitz, a/k/a Kay Nemitz

Address of New Owner	Send Tax Bills to	Map and Parcel
Randy R Nemitz and Kay A Nemitz, as Trustees of the Randy & Kay Nemitz Family Living Trust 2025, 235 Wyndom Court, Goodlettsville, TN 37072	PNC Bank Attn Tax Department P O Box 1804 Dayton, OH 45401-1804	**026-06-0A-023.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randy R Nemitz and Kay A Nemitz to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 15th day of April, 2025

Notary Public

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name Randy R Nemitz and Kay A Nemitz, as Trustees of the Randy & Kay Nemitz Family Living Trust 2025, dated April 15th, 2025
Address 235 Wyndom Court, Goodlettsville, TN 37072

Grantee:

Randy R Nemitz, as Trustee of the Randy & Kay Nemitz Family Living Trust 2025, dated April 15th, 2025

Kay A Nemitz, as Trustee of the Randy & Kay Nemitz Family Living Trust 2025, dated April 15th, 2025

Subscribed and sworn to before me this 15th day of April, 2025

Notary Public

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028