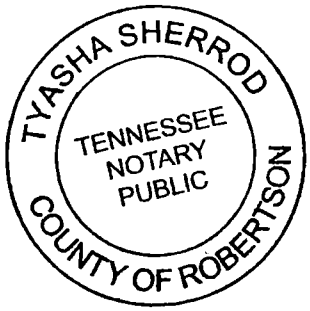
PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDS OFFICE:



STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration for this transfer is $ 1.00.

Affiant Randolph Svitzer

Subscribed and sworn before me this the 30th day of April 2025

Notary Public

My commission expires November 06, 2028

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

Karen Johnson Davidson County
Batch # 1269183 DEEDQC
05/06/2025 10:24:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250506-0035200

After recording, mail the document
Name: Randolph Svitzer (Grantor/Grantee)
Address: 7464 Bidwell Rd. Joelton, Tennessee 37080
And tax statements to: (If Mortgage)
Same As Above

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective 30 Apr 2025 (the "Effective Date") between the following Grantor (the "Grantor) Randolph Svitzer, who's mailing address is: 7464 Bidwell Rd. Joelton, Tennessee 37080 and Living Trust as the Grantee (the "Grantee"): *THE REVOCABLE LIVING TRUST OF Randolph Svitzer dated* 30 April 2025

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following:

Mailing Address

2820 Lera Jones Drive Antioch, TN 37013

Map- Parcel Numbers

150 010 35800

Legal Description

Land in Davidson County, Tennessee, being Lot No. 79, on the plan of Edge-O-Lake, Section 18-D, of record in Book 5060, Page 117, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randolph Svitzer, a single man, by Warranty Deed from Shaun Dovovan, the Secretary of Housing and Urban Development, of Washington D.C., recorded in Instrument No. 201305150048706 in the Register's Office of Davidson County, Tennessee.

Being the same property acquired by Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated January 2, 2013, and recorded in Instrument No.20130213-0014568 in Register's Office of Davidson County, Tennessee.

Said conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above property decried property; also subject to any state of facts which an accurate survey of said property would show.

This is improved property known as 2820 Lera Jones Drive, Antioch, Tennessee 37013

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this 30 day of April, 2025.

Randolph Svitzer

Grantor/ Grantee:
Randolph Svitzer

TYASHA SHERROD
TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

State of Tennessee
County of: Robertson
The foregoing instrument was acknowledged before me 30th day of April, 2025
Tyasha Sherrod
Your Name Here, Notary Public
My Commission Expires November 26, 2028