PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:



STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration for this transfer is $ 1.00.

Randolph Svitzer
Affiant Randolph Svitzer

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

Tyasha Sherrod
Notary Public

My commission expires November 26, 2025

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
20250506-0035201

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 _____(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

614 Des Moines Drive, Hermitage, TN 37076

Map- Parcel Numbers

075 07 0 056.00

Legal Description

Land in Davidson County, Tennessee, being Lot No. 73, on the plan of Section Two, Tulip Grove, of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the side lot.

Being the same property conveyed to Randolph Svitzer, by Warranty Deed dated July 22, 2014, from William G. Dyer and wife, Ellen P. Dyer of record in Instrument 201407290067078, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Dyer and wife, Ellen P. Dyer by Warranty Deed dated 12/31/2003 from Kay F. Crabtree of record in Instrument 200401020000516, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) All matters as set forth per Plat Book 3700, Page 122; 2) Restrictive Covenants of record in Book 4134, Page 51, said Register's Office; 3) All applicable zoning covenants, by laws, restrictions, declarations and easements of record; 4) building restrictions, and 5) other matters of public record.

This is improved property known as 614 Des Moines, Hermitage, TN 37076

Transfer Tax

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

EXECUTED this 30 day of April, 20 25.

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