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



STATE OF TENNESSEE
COUNTY OF Tennessee, Robertson

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, 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
20250506-0035202

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 April 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

4904 Inglewood Court, Nashville, Tennessee 37216

Map- Parcel Numbers

61-04-0 013 15DZ-25810

Legal Description

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Inglewood Heights, of record in Plat Book 1424, Page 85, in Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Randolph Svitzer, a single man, by Warranty Deed from Charles Henry Drew and wife, Peggy G. Drew, recorded in Book 9347 and Page 893, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Henry Drew and wife, Peggy G. Drew, of deed of record in Book 5055, Page 760, in the Register's Office for 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 4904 Inglewood Court, Nashville, Tennessee 37216.

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 06, 2028