Karen Johnson
Batch # 1273575
05/15/2025 12:01:17 PM
Fees $12.00 Taxes $0.00
Davidson County
DEEDQC
2 pgs
20250515-0038333

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ADAM F. CAPLAN, AFFIANT

Subscribed and sworn to before me, this 9th day of May 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ADAM FREDRICK CAPLAN and REBECCA ANN STERN, CO-TRUSTEES 5416 California Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091-02-4A-001.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Adam F. Caplan, as Trustee ("Trustee") of the Adam F. Caplan Revocable Trust, created March 11, 2022, (the "Trust") do hereby quitclaim, transfer and convey unto Adam Fredrick Caplan and Rebecca Ann Stern, Co-Trustees of the C & S Family Trust, created April 25, 2025, its successors and assigns, all of the Trust's right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5416 California Avenue, Nashville, Tennessee 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 5416 California Cottages, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5416

California Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150916-0093964, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Adam Fredrick Caplan, an unmarried man, as to a one-half (1/2) interest, and Jeffrey Caplan and Donna Zuckerman Caplan, Co-Trustees of the Caplan Joint Revocable Trust created September 3, 2021, as to a one-half (1/2), interest, from Adam Fredrick Caplan, Jeffrey Roger Caplan, and Donna Caplan by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20211008-0135250.

And being the same property conveyed to Adam F. Caplan, Trustee of the Adam F. Caplan Revocable Trust, created March 11, 2022, from Adam Fredrick Caplan, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20220318-0031832.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 9th day of May 2025.

Adam F Caplan

Adam F. Caplan, Trustee of the Adam F. Caplan Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Adam F. Caplan, Trustee of the Adam F. Caplan Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of May 2025.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027