THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1275769 DEEDQC
05/20/2025 01:22:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250520-0039725

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
1305 FORREST AVENUE, LLC 600 Inverness Avenue Nashville, TN 37204	Owner	08309010300

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVE B. STEUNEBRINK AND PAMELA STEUNEBRINK, HUSBAND AND WIFE**, hereinafter called the Grantors, do hereby Quitclaim unto **1305 FORREST AVENUE, LLC**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly half of **Lot No. 6 of Block No. 3 on the map of D. H. Bailey's subdivision of Allison property** of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee. Said part of Lot No. 6 fronts 50.0 feet on the northerly side of Forrest Avenue and runs back between parallel lines, 160.0 feet to an alley.

Being the same property most recently conveyed to DAVE B. STEUNEBRINK AND PAMELA STEUNEBRINK, HUSBAND AND WIFE, by Quitclaim Deed from THE LOCAL FAMILY TRUST, DAVID BEREND STEUNEBRINK AND PAMELA VALWYN STEUNEBRINK, TRUSTEES, filed on 05/04/2022, at Instrument No. 20220504-0051787, Davidson County Register of Deeds.

This is property commonly known as 1305 Forrest Avenue, Nashville, TN 37206.*
*Note: An address is not a legal description of real property.

Witness our hands, this 8th **day of** April, **2025:**

Dave B Steunebrink
DAVE B. STEUNEBRINK

Pamela Steunebrink
PAMELA STEUNEBRINK

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVE B. STEUNEBRINK**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of April, **2025**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAMELA STEUNEBRINK**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of April, **2025**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY