THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Becky M. Ettinger
1403 Napoleon St.
Nashville, TN 37207

Send Tax Bill to:
New Owner

Map-Parcel Number:
071-14-3C 002.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5 day of June, 2025.

Notary Public

My Commission Expires:
9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BECKY M. ETTINGER, TRUSTEE OF THE ETTINGER FAMILY TRUST U/A/D MARCH 10, 2005**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **BECKY M. ETTINGER**, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1403 Napoleon St., Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1281842 DEEDQC
06/06/2025 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250606-0044462

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5 day of June, 2025.

Ettinger Family Trust U/A/D March 10, 2005

Becky M. Ettinger, Trustee

Becky M. Ettinger, Trustee

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 Becky M. Ettinger, Trustee of the Ettinger Family Trust U/A/D March 10, 2005, the Grantor, 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 this 5 day of June, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit 2 as established by Declaration of Covenants, Conditions, and Restrictions for 1104 Baptist World Center Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220919-0104080, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Ettinger and Becky M. Ettinger, Co-Trustees of the Ettinger Family Trust U/A/D March 10, 2005, by deed dated 04/25/2024, from Blue Sky Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20240429-0031000, Register's Office for said County.

David A. Ettinger having since died on 11/03/2024, leaving the property to Becky M. Ettinger, Trustee of the Ettinger Family Trust U/A/D March 10, 2005.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 6/5/25.

Affiant Signature

6/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

