Karen Johnson
Batch # 1283668
06/10/2025 08:40:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250610-0045402

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 CARSTEN BICK, AFFIANT Subscribed and sworn to before me, this 29th day of April 2025. NOTARY PUBLIC My Commission Expires: 11-3-2028

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CARSTEN S. BICK and CAITLIN BICK, CO-TRUSTEES 3325 Love Circle, Nashville, TN 37212	New Owner	Map and Parcel No.: 105 05 0Z 013.00

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, Carsten Bick, ("Grantor") do hereby quitclaim, transfer and convey unto Carsten S. Bick and Caitlin Bick, Co-Trustees of the Bick Joint Revocable Trust, created October 15, 2024, its successors and assigns, all of my 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 1428 12th Avenue South, Nashville, TN 37203, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1428, The Row at 12th S. Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements,

restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Carsten Bick and Stewart Bick, as tenants in common, from E3 Construction Services, LLC by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20170315-0025215. And being the same property where Stewart Bick conveyed his one-half (1/2) interest to Stewart E. Bick, Trustee under the Stewart E. Bick Revocable Trust Agreement, dated April 21, 2004, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240717-0053728.

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, Grantor has executed this instrument on this the 29th day of April 2025.

Carsten Bick, Grantor

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 **Carsten Bick**, 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 at office, this 29th day of April 2025.

Notary Public

My Commission Expires: 11-3-2025

