Karen Johnson Davidson County
Batch# 1283669 DEEDQC
06/10/2025 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045404

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)
Yonatan Meir Dotan and Emma Tett, Trustee
819 Marina Street
Nashville, TN 37206

Send Tax Bills To
Same

Map-Parcel No.
082-08-0-062.00

Quitclaim Deed to Trustee

Grantor: Emma Tett and Yonatan Dotan, Wife and Husband.

Grantee: Yonatan Meir Dotan and Emma Tett, Trustee of the Revocable Trust of Yonatan Meir Dotan and Emma Tett, dated June 4, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Resubdivision of Lots 71, 72 and P/O 73, Bransford Realty Company Subdivision of the McWhirter Love McFerrion Tract, of record in Plat at Instrument No. 20070907-0107350, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emma Tett and Yonatan Dotan, Wife and Husband by deed from Cade Truitt and Marcia R. Truitt, husband and wife, of record as Instrument number 20210819-0112371, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 819 Marina Street Nashville, TN 37206.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

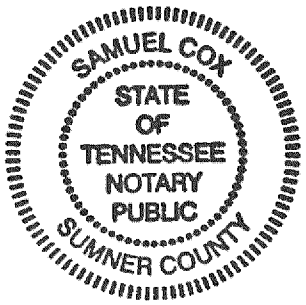
Yonatan Meir Dotan, Grantor

Emma Tett, Grantor

State of Tennessee
County of Sumner

On June 4, 2025, before me personally appeared Yonatan Meir Dotan, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 8-1-2028



State of Tennessee
County of Sumner

On June 4, 2025, before me personally appeared Emma Tett, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 8-1-2028



* *

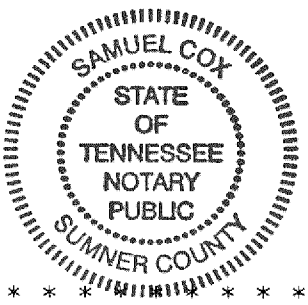
State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Yonatan Meir Dotan, Trustee
Grantee

Sworn to and subscribed before me on June 4, 2025.

Notary Public
My commission expires: 8-1-2028



* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 4, 2025.

Signature

6-4-2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 4, 2025.

Notary's Signature
My Commission Expires: 01/30/2029

