Karen Johnson Davidson County
Batch# 1283669 DEEDQC
06/10/2025 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045405

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)** | **Send Tax Bills To** | **Map-Parcel No.** |
|---|---|---|
| Yonatan Meir Dotan and Emma Tett, Trustee<br>819 Marina Street<br>Nashville, TN 37206 | Same | 083-6-0-180.00 |

## 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:

Being part of Lots No. 14 and 19 on the plan of the 1st Subdivision of Brownsville, as of record in Book 21, Page 112, Register's Office for Davidson County, Tennessee described as follows: Beginning on the Southerly Margin of Benjamin, formerly Locke Street, at a point 100.0 feet East of the Easterly Margin of Gentry Avenue, said point being the Northeast corner of the property conveyed to Tapley Jennings by deed from Charles Brown and wife of record in Book 587, Page 77, said Register's Office; thence with the Southerly Margin of Benjamin Street, Easterly 50.0 feet; thence at right angles, Southerly 150.0 feet; thence at right angles, Westerly 50.0 feet to the Southeast Corner of sad Jennings Property; thence with the Easterly line of same, Northerly 150 feet to the beginning.

Being the same property conveyed to Emma Tett and Yonatan Dotan, Wife and Husband by deed from Emma Tett, of record as Instrument number 20210517-0065822, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2022 Benjamin 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

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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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

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

Notary Public
My commission expires: 8-1-2028

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**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

