Karen Johnson Davidson County
Batch# 1283947 DEEDQC
06/13/2025 07:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0045754

This Instrument Prepared By:
Thompson Burton PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number
Ann Shapiro Stern Revocable Trust Ann Shapiro Stern, Trustee 1217 Vintage Place Nashville, Tennessee 37221	Same	145-05-035 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Ann Shapiro Stern, by these presents does hereby quitclaim, and by these presents transfers and conveys unto Ann Shapiro Stern, as Trustee of the Ann Shapiro Stern Revocable Trust, her successors and assigns, all of her right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 1217 Vintage Place, Nashville, Tennessee 37221.

The description herein is the same as that contained in the prior instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of June, 2025.

ANN SHAPIRO STERN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 9th day of June, 2025.

Madison Botsch
Notary Public

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 9th day of June, 2025.

Madison Botsch
Notary Public

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Vintage Place of record in Book 4460, Page 148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William May Stern and spouse, Ann Shapiro Stern, from Richard W. Henderson and spouse, Cynthia M. Henderson, as to a one-half interest, by Warranty Deed of record in Instrument 2001016-0112697, Register's Office for Davidson County, Tennessee and conveyed to Ann Shapiro Stern by Quitclaim Deed from William May Stern, as to a one-half interest, of record in Instrument 20231213-0096249, said Register's Office.

TRUE COPY CERTIFICATION

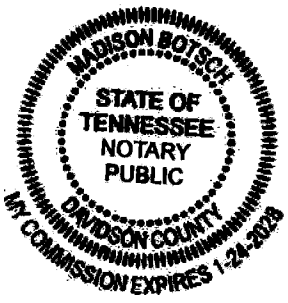
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 9, 2025.

Date: June 9, 2025

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 9, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 1-24-2028