Karen Johnson
Batch # 1297184
07/14/2025 12 19 14 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250714-0055267

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 DAVID AXELROD, AFFIANT Subscribed and sworn to before me, this 3 day of JULY 2025. NOTARY PUBLIC My Commission Expires: 5/8/2028

IAN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 08 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DAVID AXELROD and DEBORAH SANDERFUR, CO-TRUSTEES 21 Misty Court Lebanon, TN 37090	New Owner	Map and Parcel No.: 081 10 0 116.00

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, we, David Axelrod and Deborah Sanderfur, as Co-Trustees ("Trustee") of the Axelrod Joint Revocable Trust, created March 1, 2023, (the "Trust") do hereby quitclaim, transfer and convey unto David Axelrod and Deborah Sanderfur, Co-Trustees of the Axelrod Family Trust, created June 11, 2025, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 2507 Santi Avenue, Nashville, Tennessee 37208, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44 and the easterly 3 feet on Lot 43 on the Plan of Cobbs' Subdivision of the Harding Bosley tract, recorded in Book 161, Page 155, in

the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed Lawrence Axelrod and Susan Axelrod, Co-Trustees of the Axelrod Joint Revocable Trust, created March 1, 2023, from Lawrence Axelrod and Susan J. Axelrod, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20230412-0026800. Upon the death of Susan Axelrod on June 11, 2025, and the resignation of Lawrence Axelrod, David Axelrod and Deborah Sanderfur became the Co-Trustees of the Axelrod Joint Revocable Trust.

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, Trustee has executed this instrument on this the 3rd day of July 2025.

David Axelrod, Co-Trustee of the Axelrod Joint Revocable Trust, created March 1, 2023.

Deborah Sanderfur, Co-Trustee of the Axelrod Joint Revocable Trust, created March 1, 2023.

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 **David Axelrod, Co-Trustee of the Axelrod Joint Revocable Trust, created March 1, 2023**, 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 3 day of July 2025 ~~2024.~~ IJ 7/3/25

Notary Public

My Commission Expires: 5/6/2028



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 **Deborah Sanderfur, Co-Trustee of the Axelrod Joint Revocable Trust, created March 1, 2023**, 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 and official seal at office, this 3 day of July 2025 ~~2024.~~ IJ 7/3/25

Notary Public

My Commission Expires: 5/6/2028

