Karen Johnson Davidson County
Batch # 1301940 DEEDQC
07/24/2025 03:02:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058727

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#s:
JAY N. LOWENTHAL and DEBORAH W. LOWENTHAL, CO-TRUSTEES 3604 Chalmette Ct. Nashville, TN 37215	SAME	117010C00300 11603008000

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, JAY N. LOWENTHAL and DEBORAH W. LOWENTHAL, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto JAY N. LOWENTHAL and DEBORAH W. LOWENTHAL, CO-TRUSTEES OF THE LOWENTHAL TENNESSEE COMMUNITY PROPERTY TRUST dated July 21, 2025, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 21ST day of JULY, 2025.

Jay N. Lowenthal
JAY N. LOWENTHAL

Deborah W Lowenthal
DEBORAH W. LOWENTHAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JAY N. LOWENTHAL and DEBORAH W. LOWENTHAL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 21st day of July, 2025.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Tract 1: 117010C00300

Land in Davidson County, Tennessee, being Unit No. 2-A on the Condominium Site Plan showing Lot No. 2 of Chalmette Square of record in Plat Book 5200, page 174, Register's Office, Davidson County, Tennessee and being further established by the Master Deed of record in Book 5267, Page 755 as amended in Book 5441, Page 647 and Book 11421, Page 635, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jay N. Lowenthal and wife Deborah W. Lowenthal by deed of record in instrument number 20131004-0104436, R.O.D.C.

Said improved property is known as 3604 Chalmette Ct., Nashville, TN 37215.

Tract 2: 11603008000

Land in Davidson County, Tennessee described as follows:

Being the southerly half of Lot No. 72 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said part of Lot No. 72 fronts 50 feet on the westerly side of Kenner Avenue and extends back. between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jay N. Lowenthal and wife Deborah W. Lowenthal by deed of record in instrument number 20040728-0090338, R.O.D.C.

Said improved property is known as 137 Kenner Ave., Nashville, TN 37205.