Karen Johnson
Batch # 1303157
07/29/2025 08 42 40 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250729-0059650

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSE

COUNTY OF DAVDISON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Legal guru
Affiant

Subscribed and sworn to before me, this 15th day of July 2025.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Alfred R. Herche, III Living Trust 4065 Magnolia Farms Drive Hermitage, TN 37076	Alfred R. Herche, III Living Trust 4065 Magnolia Farms Drive Hermitage, TN 37076	086130A09800CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Alfred Richard Herche, III, an unmarried man, does hereby quitclaim, transfer and convey unto Alfred R. Herche, III, as Trustee of the Alfred R. Herche, III Living Trust dated July 15, 2025, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alfred Richard Herche, III, an unmarried man, from Beazer Homes, LLC, a Delaware Limited Liability Company, by Warranty Deed, dated March 26, 2020 and recorded on March 27, 2020, as Document No. 20200327-0033574, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4065 Magnolia Farms Drive, Nashville, TN 37076

Witness my hand this 15th day of July, 2025.

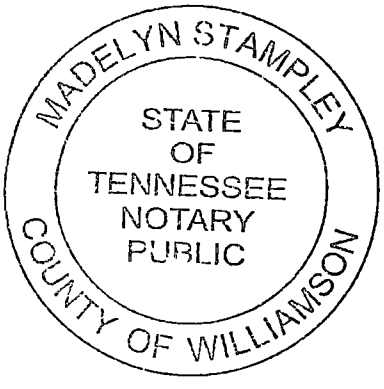
Alfred Richard Herche, III, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Alfred Richard Herche, III, as Grantor, 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, at office, this day, July 15, 2025.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2025