This Document Prepared By:
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Karen Johnson Davidson County
Batch # 1305794 DEEDQC
08/04/2025 12 41 10 PM 4 pgs
Fees $22 00 Taxes $0 00
20250804-0061551

After Recording, Return and Mail Tax Statements To:
Benjamin D. Multer and Audrey M Multer, as co-Trustees
16002 N. 171st Lane
Surprise, AZ 85388

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, BENJAMIN MULTER, a married man, the GRANTOR,

Whose mailing address is 16002 N. 171st Lane, Surprise, AZ 85388;

hereby conveys and quitclaims to

BENJAMIN D. MULTER and AUDREY M. MULTER, as co-Trustees of THE MULTER FAMILY TRUST, U/A dated July 24, 2025, the GRANTEE,

Whose mailing address is 16002 N. 171st Lane, Surprise, AZ 85388;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 2560 River Trail Drive, Hermitage, TN 37076

Map & Parcel Number: 097 02 0A 442.00CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 24th day of July, 2025.

BENJAMIN MULTER

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public, BENJAMIN MULTER, 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 24th day of July, 2025.

NOTARY PUBLIC

My commission expires: 2-15-29

KARRIE ANNE RUBKE
Notary Public, State of Arizona
Maricopa County
Commission # 679626
My Commission Expires
February 15, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 442 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Plat at Instrument No. 2014D210-0D11584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BENJAMIN MULTER, a married from MARGARET A. KESTLER, AN UNMARRIED WOMAN AND ALEC KESTLER, AN UNMARRIED MAN AND GWENDOLYN BAILEY, A MARRIED WOMAN, of record in Instrument No. 20220112-0004028 Register's Office for Davidson County, Tennessee, dated December 29. 2021 and recorded on January 12, 2022.

and more commonly known as 2560 River Trail Drive, Hermitage, TN 37076.

TAX PARCEL NUMBER: 097 02 0A 442.00CO

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ None .

Affiant

Subscribed and sworn before me, this 24 day of July, 2025.

Notary

JOSE POLICARPO LOPEZ
Notary Public, State of Arizona
Maricopa County
Commission # 640076
My Commission Expires
November 15, 2026