Karen Johnson
Batch # 1306131
08/05/2025 11 44 47 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250805-0062101

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J Elmlinger
Attorney at Law
1616 Westgate Circle., Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T C.A. §67-4-409(a)(3)

STATE OF TENNESSE
COUNTY OF WILLIA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

AFFIANT

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/20/2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas J. Elmlinger
Revocable Trust
818 Beazer Lane
Antioch, TN 37013

SEND TAX BILLS TO
Thomas J. Elmlinger, Trustee
818 Beazer Lane
Antioch, TN 37013

MAP – PARCEL NUMBERS
163-11-0C-050.00-C

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Thomas J. Elmlinger, do hereby remise, release and quitclaim unto Thomas J. Elmlinger, Trustee, and his successors in trust, of The Thomas J. Elmlinger Revocable Trust, his successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of Revised, Bell Forge Village III, Section Five of record in Plat Book 6900, Page 632, and amended in Book 7524, Page 552, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property, together with interest in common areas.

Being the same property conveyed to Thomas J. Elmlinger by warranty deed from Lynette Rene Brehm, a single woman, of record in Instrument No. 20180807-0077426, Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded August 7, 2018.

This is improved property known as 818 Beazer Lane, Antioch, TN 37013.

WITNESS our hands this 31 day of July, 2025.

Thomas J. Elmlinger

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Thomas J. Elmlinger, the bargainor, 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 Brentwood, Williamson County, Tennessee, this 31st day of July, 2025.

Irene Kennedy
Notary Public

My Commission Expires: 10/20/2026

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.