Karen Johnson Davidson County
Batch# 1314802 DEEDQC
08/26/2025 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250826-0068222

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Paul Faust, et ux.

TO:

Laura Lee Faust and Paul Allen Faust, Trustees of the Faust Family Revocable Trust, dated August 25, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of August, 2025, by and between **Paul Faust and Laura Faust, husband and wife** ("Grantors"), and **Laura Lee Faust and Paul Allan Faust, Trustees of the Faust Family Revocable Trust, dated August 25, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **174 Woodmont Blvd., Nashville, TN 37205**
PARCEL ID: **116-08-0-017.00**

BEING part of (the Northerly 50') Lot NO. 109 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot 109 fronts 50 feet on the Northeasterly margin of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Paul Faust and Laura Faust, husband and wife, by Warranty Deed from Elizabeth Irene Reed, unmarried, dated June 17, 2015, and recorded on July 2, 2015, as Instrument No. 20150702-0064063, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: **5816 Leslie Avenue, Nashville, TN 37209**
PARCEL ID: **091-10-0-047.00**

BEING Lot No. 52, as shown on the map entitled Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm, of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING **the Grantor's 50% interest in the same property** conveyed to Taylor L. Faust, an unmarried woman, and Laura L. Faust and Paul A. Faust, wife and husband, as joint tenants with right of survivorship, by Warranty Deed from Spencer M. Cross and Alla S. Cross, husband and wife, dated October 10, 2023, and recorded on October 12, 2023, as Instrument No. 20231012-0079926, in the Register's Office for Montgomery County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

The said Paul Faust and Paul A. Faust being one and the same person.

The said Laura Faust and Laura L. Faust being one and the same person.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Paul A. Faust
Grantor

Laura L. Faust
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paul A. Faust and Laura L. Faust**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of August, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public
My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Laura Lee Faust and Paul Allan Faust, Trustees 174 Woodmont Blvd. Nashville, TN 37205	Same/Owner	**PARCEL 1** 174 Woodmont Blvd. Nashville, TN 37205 116-08-0-017.00 **PARCEL 2** 5816 Leslie Avenue Nashville, TN 37209 091-10-0-047.00

Certificate of Authenticity

I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/25/25.

Affiant Signature

8-25-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature
My Commission Expires: 1-28-26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026