Karen Johnson Davidson County
Batch # 1315309 DEEDQC
08/27/2025 09:26:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250827-0068527

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$-0-~~

Paul J. Tessmann Alice M. Tessmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF August 2025.

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **THE TESSMANN FAMILY REVOCABLE LIVING TRUST** | **SAME** | **168-07-013** |
| (NAME) **8521 Old Harding Lane** | (NAME) | |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, we, **Paul J. Tessmann and spouse, Alice M. Tessmann,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Paul John Tessmann and Alice Marie Tessmann, Trustees of THE TESSMANN FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE TESSMANN FAMILY REVOCABLE LIVING TRUST, Dated August 21, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

*Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Old Harpeth Estates Section One of record in book 6900, Page 119, Register's office for said County.*

*Said Lot No. 4 fronts 148.87 feet on the southerly margin of Old Harding Lane and extends back 253.41 feet on the westerly line and 319.16 feet on the easterly line to a broken line in the rear, measuring 162.86 feet thereon.*

*Being the same property conveyed to David P. Webb by deed from Patrick L. Malone and wife, Lisa Ann Malone of record in Doc. No. 20000127-0009020 Register's Office for Davidson County, Tennessee.*

*Cassie L. Webb, spouse of David P. Webb, joins in conveying any interest she might have in subject property.*

*Further being the same property conveyed to Paul J. Tessmann and spouse, Alice M. Tessmann, from David P. Webb, married, by Warranty Deed dated January 31, 2003, and recorded on February 3, 2003, of record in Instrument No. 20030203-0014836, Register's Office for Davidson County, Tennessee.*

*Said previous conveyance included for reference.*

*The said Paul J. Tessmann and Paul John Tessmann are one in the same person for purposes of this transaction.*
*The said Alice M. Tessmann and Alice Marie Tessmann are one in the same person for purposes of this transaction.*

*This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 119, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning and a 20 foot easement for public utility and drainage purposes along the westerly side line(s); and a 100 year flood plain along the rear line of said lot; and a utility anchor easement located along the northwesterly front comer; and an area for soil absorption along the southerly portion of the easterly line; Restrictions of record in Book 6927, Book 68, Book 7112, Page 130, Book 7247, Page 145, Book 7520, Page 675. Book 7662, Page 533, said Register's Office.*

Unimproved ( )
This is improved ( X ) property, known as: **8521 Old Harding Lane, Nashville, TN 37221.**

Witness our hands, this the 21st day of August, 2025.

Paul J. Tessmann

**Paul J. Tessmann**

Alice M. Tessmann

**Alice M. Tessmann**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul J. Tessmann** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 21st day of August, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice M. Tessmann** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 21st day of August, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026