Karen Johnson Davidson County
Batch# 1326138 DEEDQC
09/23/2025 03:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250923-0076032

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Julien Bichar, Trustee
212 Queen Avenue, Unit B
Nashville, TN 37207

Send Tax Bills To
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

Map-Parcel No.
071 07 0R 002.00

Quitclaim Deed to Trustee

Grantor: Julien Bichar (unmarried)
Grantee: Julien Bichar, Trustee of the Revocable Trust Agreement of Julien Bichar, dated September 16, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Twotwelve Queen Avenue, a Horizontal Property Regime with Private elements of record as Instrument No. 20210910-0121593 and being shown on Plat attached thereto as Exhibit "B", 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 Julien Bichar by deed from Suburban Cowboys, LLC, a Tennessee limited liability company, of record in Instrument No. 20220823-0095103, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 212 Queen Avenue, Unit B, Nashville, TN 37207.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Julien Bichar, Grantor

State of Tennessee
County of Sumner

On September 16, 2025, personally appeared before me, Julien Bichar, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Julien Bichar, Trustee
Grantee

Sworn to and subscribed before me on September 16, 2025.

Notary Public
My commission expires: 12/27/2027

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 September 16, 2025.

Signature

9/16/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 16, 2025.

Notary's Signature
My Commission Expires: 8-1-2026