Karen Johnson
Batch # 1338187
10/24/2025 10 47 18 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251024-0084731

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

COLLEEN M HEMMERT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2028

STATE OF Colorad
COUNTY OF Chaffee

The actual consideration for this transfer is: $0.00

JOSHUA G. OFFUTT, AFFIANT

Subscribed and sworn to before me, this 10th day of October 2025.

NOTARY PUBLIC

My Commission Expires: 7.31.28

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOSHUA G. OFFUTT 1501 Cedar Lane Nashville, TN 37212	New Owner	Map and Parcel No.: 117-8-135.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joshua G. Offutt, Trustee ("Trustee") of the Joshua G. Offutt Revocable Trust created May 10, 2022, ("Trust") do hereby quitclaim, transfer and convey unto Joshua G. Offutt, his successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1501 Cedar Lane, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Map of Victoria Place, of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joshua G. Offutt, Trustee of the Joshua G. Offutt Revocable Trust created May 10, 2022, from Joshua Gerald Offutt, a single man, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20221227-0132381.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 10th day of October 2025.

Joshua G. Offutt, Trustee of the
Joshua G. Offutt Revocable Trust

COLLEEN M HEMMERT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2028

STATE OF Colorado)

COUNTY OF Chaffee)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joshua G. Offutt, Trustee of the Joshua G. Offutt Revocable Trust**, 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 office, this 10th day of October 2025.

Notary Public

My Commission Expires: 7-31-28