39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #25-1244

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, the undersigned, **William Joseph Niemann and Angelica Souto Niemann, Trustees of Niemann Family Trust dated May 15, 2020,** hereinafter called the **Grantor,** does hereby quitclaim unto **William Joseph Niemann and Angelica Souto Niemann, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Vailwood Heights of record in Plat Book 1835, Page 32, 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 William Joseph Niemann and Angelica Souto Niemann, Trustees of Niemann Family Trust dated May 15, 2020 by Warranty Deed from Province Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20220705-0077570 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.
The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely in **William Joseph Niemann and Angelica Souto Niemann, husband and wife,**

This is improved property, known as: 3311 Skyline Drive, Nashville, TN 37215

Karen Johnson
Batch # 1338240
10/24/2025 01.28 19 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251024-0084800

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Joseph Niemann **Angelica Souto Niemann** **4530 Everett Drive** **Nashville, TN 37215**	**NEW OWNER**	**131-01-0-001.00**

WITNESS THE EXECUTION HEREOF this 16 day of October, 2025.

Niemann Family Trust dated May 15, 2020

William Joseph Niemann, Trustee

Angelica Souto Niemann, Trustee

State of New Jersey
County of Essex

On this 16 day of October, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, William Joseph Niemann and Angelica Souto Niemann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, Niemann Family Trust dated May 15, 2020, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Niemann Family Trust dated May 15, 2020, as Trustees.

Notary Public

My Commission Expires: 09-25-2029

TAHIV S GRANTHAM
Commission # 50113505
Notary Public, State of New Jersey
My Commission Expires
September 25, 2029

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 20 day of October, 2025.

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY