Karen Johnson Davidson County
Batch# 1347758 DEEDQC
11/18/2025 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091985

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 587259656-88546158

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 063-08-0P-002.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 10 day of Nov., 2025 by and between **Jennifer Reichert and Wade Reichert, wife and husband,** residing at 313 Capital Street, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Jennifer Reichert and Wade Reichert, as Trustee(s) of Reichert Family Living Trust, dated 11/10/25, and any amendments thereto,** residing at 313 Capital Street, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 313 Capital Street, Old Hickory, TN 37138

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/16/2022 under Document Number: 2022116-0121993 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Reichert
Jennifer Reichert

Wade Reichert
Wade Reichert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Wade and Jennifer Reichert, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Old Hickory, Davidson Co., this 10th day of November, 2025.

Lavinia Becker
Notary Public

My Commission expires: 11/08/2027

LAVINIA BECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

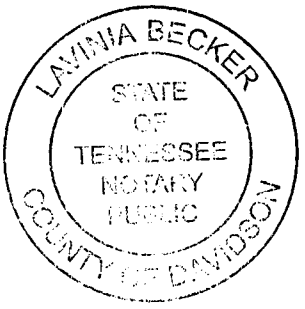
Jennifer Reichert
Affiant

Print Name: **Jennifer Reichert**

STATE OF Tennessee
COUNTY OF Davidson

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

Lavinia Becker
Notary Public
My Commission Expires: 11/08/2027



Name and address for person(s) responsible for taxes:

Jennifer Reichert and Wade Reichert
313 Capital Street
Old Hickory, TN 37138

Name and address of property owner:

Jennifer Reichert and Wade Reichert
313 Capital Street
Old Hickory, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 313 of the 311-313 Capital Street, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 311 313 Capital Street of record in Instrument No. 20200212. 0016157, as amended in instrument No. 20200903-0100267, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 311-313 Capital Street, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20200212-0016157, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

APN: 063-08-0P-002.00

Property commonly known as: 313 Capital Street, Old Hickory, TN 37138

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 11/10/2025 [date of document]

Affiant Signature

11/18/2025

Date

State of New York

County of Erie

Sworn to and subscribed before me this 18th day of NOVEMBER , 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL