Mail Tax Bill To
Return To
[illegible] Title, Inc
[illegible] Suite 130
[illegible]

Karen Johnson
Batch # 1353810
12/04/2025 11 17 43 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251204-0096444

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38952-10-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner: Mark R. Christofersen and Alice Elizabeth Christofersen, Co-Trustees of the Christofersen Joint Revocable Trust, a revocable trust, u/a/d September 30, 2025	Send Tax Bills To: New Owner 3431 Hampton Ave. Nashville, TN 37215	Tax Information: Map and Parcel No : 11706007800

FOR VALUABLE CONSIDERATION, **Mark R. Christofersen and Bette Burton Christofersen, Co-Trustees of the Mark R. Christofersen Revocable Trust, U/A/D September 11, 2013, its successor and assigns, as to an undivided one-half (1/2) interest and Mark R. Christofersen and Bette Burton Christofersen, Co-Trustees of the Bette Burton Christofersen Revocable Trust, U/A/D September 11, 2013, its successors and assigns, as to an undivided one-half (1/2) interest**, do hereby quitclaim and convey unto **Mark R. Christofersen and Alice Elizabeth Christofersen, Co-Trustees of the Christofersen Joint Revocable Trust, a revocable trust, u/a/d September 30, 2025**, their successors and assigns, all our right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being the westerly 125 feet of the easterly 225 feet of the southerly part of Lot No. 28 on the Plat of Hillsboro Heights, not of record described according to a survey made by W.B. Southgate, Engineer, May 1910, as follows:

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 3rd day of December, 2025

Mark R. Christofersen, Co-Trustee

Bette Burton Christofersen, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark R. Christofersen and Bette Burton Christofersen, Co-Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the Mark R Christofersen Revocable Trust, U/A/D September 11, 2013, its successors and assigns, as to an undivided one-half (1/2) interest, and as such Co-Trustees executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of December, 2025

Notary Public

GEORGE E. MUDTER, JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/8/28

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 3rd day of December, 2025

Mark R Christofersen, Co-Trustee

Bette Burton Christofersen, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark R Christofersen and Bette Burton Christofersen, Co-Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Bette Burton Christofersen Revocable Trust, U/A/D September 11, 2013, its successors and assigns, as to an undivided one-half (1/2) **interest** and as such Co-Trustees executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of December, 2025.

Notary Public

GEORGE E. MUDTER, JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/8/28

Beginning on the southerly margin of Hampton Avenue at a point 1600 feet west of the center line of 23rd Avenue South, said point being the northwest corner of 5th property conveyed to Norman R Minick by deed from Loiette Hampton Hume, et al, of record in Book 1021, page 304, Register's Office for said County; thence with said Minick's westerly line southwardly 346 feet, ore or less, to the northerly line of Lot No. 30; thence with the line of said Lot No 30 westwardly 125 feet to the southeast corner of the property conveyed to Thomas D. Anderson by deed from Loiette Hampton Hume, et al, of record in Book 1003, page 85, said Register's Office, thence with said Anderson's easterly line northwardly 346.7 feet more or less, to the southerly margin of Hampton Avenue, thence with said Avenue, eastwardly 125 feet to the beginning.

Being the same property conveyed to Mark R Christofersen and spouse, Bette Christofersen by deed dated May 18, 1992 from Robert L Haley, Jr. and spouse, Joy Haley of record in Book 8629, Page 371, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 5, 2020 of record in Instrument No. 20200210-0014985, Register's Office for Davidson County, Tennessee, Mark R. Christofersen and Bette Burton Christofersen conveyed a one-half (1/2) interest in subject property to Mark R Christofersen and Bette Burton Christofersen, Co-Trustees of the Mark R Christofersen Revocable Trust, created September 11, 2013, its successors and assigns and a one-half (1/2) interest in subject property to Mark R. Christofersen and Bette Burton Christofersen, Co-Trustees of the Bette Burton Christofersen Revocable Trust, created September 11, 2013, its successors and assigns.

This is improved property known as 3431 Hampton Avenue, Nashville, TN, 37215

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