Karen Johnson Davidson County
Batch# 1357484 DEEDQC
12/12/2025 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251212-0099232

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Mark D. Abkowitz and Susan B. Abkowitz, Co-Trustees Abkowitz Family Revocable Living Trust 1129 Duncanwood Drive Nashville, TN 37204	New Owner	13108001400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mark D. Abkowitz and Susan B. Abkowitz, husband and wife,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Mark D. Abkowitz and Susan B. Abkowitz, Co-Trustees, Abkowitz Family Revocable Living Trust Agreement dated December 1, 2014,** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 53, Duncanwood, according to survey and plat of same appearing of record in Book 1424, page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to **Mark D. Abkowitz and Susan B. Abkowitz**, by Warranty Deed dated October 16, 2023, from **Gilbert E. Lewis and Meghan Nicole Lewis, husband and wife**, recorded in Instrument No. 20231018-0081842, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1129 Duncanwood Drive, Nashville, TN 37204.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 12th day of December 2025.

Mark D. Abkowitz

Susan B. Abkowitz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mark D. Abkowitz**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December 2025.

Notary Public

My Commission Expires:
7/23/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Susan B. Abkowitz**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December 2025.

Notary Public

My Commission Expires:
7/23/2028

STATE OF TENNESSEE
COUNTY OF WILLAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 12th day of December 2025.

Notary Public

My Commission Expires:
7/23/2028

Certificate of Authenticity

I, **Russell T. Cook**, 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 December 12, 2025.

Affiant Signature

December 12, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of December 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

