THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
KATHERINE SJOBLOM REVOCABLE LIVING TRUST
718 POWERS AVE
NASHVILLE, TN 37206

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Katherine Sjoblom Revocable Living Trust 718 Powers Ave Nashville, TN 37206	Same as Grantee	Parcel #: 083 07 0 145.00

This Quitclaim Deed (the "Deed") is made effective this 17th day of December, 2025 (the "Effective Date") between Katherine Frier Sjoblom (the "Grantors"), and **the Katherine Sjoblom Revocable Living Trust dated December 17, 2025, and any amendment thereto, Katherine Sjoblom, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No 5 of Block B on the Map of Tillman Subdivision, Part 1, of record in Book 1150 Page 21, Register's Office for said County

Said Lot No 5 fronts 65 feet on the easterly margin of Powers Avenue and extends back between parallel lines 200 feet to a dead line in the rear

Being the same property conveyed to Katherine F Sjoblom and husband Seth J Powell, by Warranty Deed of record in Instrument No 20050504051972, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Katherine Frier Sjoblom by quitclaim deed from Seth Jason Powell, of record in **Deed Book 20251208, at Page 0097027,** Register's Office for Davidson County, Tennessee.

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

This property is known as **718 Powers Ave, Nashville, TN 37206.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20251208, at Page 0097027.**

Karen Johnson
Batch # 1358971
12/17/2025 12:35:28 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20251217-0100325

Witness my hand this 17th day of December, 2025.

Grantor Signature - Katherine Frier Sjoblom

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Katherine Sjoblom, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 17th day of December, 2025.

Notary Public:
My Commission Expires: 10/25/25

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 17th day of December, 2025.

Notary Public:
My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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