mail

PREPARED BY (AND RETURN TO):
Christy W. Ivey, Atty
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: 64372 (cwi)
Dav. Co. File: Box 8

Karen Johnson
Batch # 1399946
03/31/2026 02:17:11 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260331-0025619

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald Seitz, Trustee Maureen Seitz, Trustee 900 20th Avenue South #614 Nashville, TN 37212	Donald Seitz, Trustee Maureen Seitz, Trustee 900 20th Avenue South #614 Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: Map 104-12 Parcel 50

QUITCLAIM DEED

FOR AND IN CONSIDERATION of five dollars and other good and valuable consideration, the undersigned **Donald Seitz and wife, Maureen Seitz,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey, unto **Donald Seitz and Maureen Seitz, Trustees of the Seitz Family Trust dated February 23, 2026,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No 6 in the Subdivision of the Burch Homestead Tract, a plan of which is of record in Book 57, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the westerly side of the Hillsboro Turnpike or 21st Avenue South and runs back between parallel lines 160 feet, more or less, to an alley, and running back with the northerly margin of an alley.

Being the same property conveyed to Donald Seitz and wife, Maureen Seitz, by Warranty Deed from Frank H. Orr III and H. Edward Houk, Jr. dated May 21, 2012, and recorded on may 21, 2012, of record in Inst. No. 20120521-0043862, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 1905 21st Avenue South, Nashville, TN 37212

WITNESS THE EXECUTION HEREOF on March 18, 2026.

Donald Seitz

Maureen Seitz

State of Tennessee
County of Davidson

On March 18, 2026, before me the undersigned authority, personally appeared **Donald Seitz and Maureen Seitz,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on March 18, 2026.

Notary Public

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WIdoc: QC Deed-2 Pt QDoc