Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sarah E. Gates, as Trustee of the Sarah E. Gates Revocable Trust dated November 16, 2018 700 12th Avenue South Unit 1209 Nashville, TN 37203	**Map/Parcel 104-4-D 9.00 CO**	**Sarah E. Gates, as Trustee of the Sarah E. Gates Revocable Trust dated November 16, 2018 700 12th Avenue South Unit 1209 Nashville, TN 37203**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sarah E. Gates** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Sarah E. Gates, as Trustee of the Sarah E. Gates Revocable Trust dated November 16, 2018** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1018 17th Avenue South, Unit 7, Nashville, Tennessee 37212.**

Karen Y Johnson Davidson County
Batch# 163590 DEEDQC
11/21/2018 08:40:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181121-0114443

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

Carter Burch Shelton
Affiant

Subscribed and sworn to before me this 16 day of November, 2018.

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 1/16/2021

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 16th day of November, 2018.

Sarah E. Gates

Sarah E. Gates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah E. Gates,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of November, 2018.

Notary Public

My Commission Expires:
11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Lincoln Court Homeowners' Association a horizontal property regime established by Master Deed, of record in Book 6942, Page 585, amended in Book 7357, Page 854, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Sit Plan attached as Exhibit "C" to the aforementioned Master Deed.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lincoln Court Condos, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been

Being the same property conveyed to Sarah E. Gates, unmarried, by Warranty Deed dated October 27, 2006, from Jason L. Rappoport, unmarried, of record at Instrument No. 20061031-0135306, in the Register's Office for Davidson County, Tennessee.