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 093-13-0D-118.00 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 **700 12th Avenue South, Unit 1209, Nashville, Tennessee 37203**.

Karen Y Johnson Davidson County
Batch# 163590 DEEDQC
11/21/2018 08:40:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181121-0114444

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

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

Notary Public
My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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. R 1209, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418; HOA Charter of record in Instrument No. 20090828-0080937 and Instrument No. 20081223-0122305; Sanitary Sewers Easement of record in Instrument No. 20060615-0071498; Grant of Easement to Comcast of record in Instrument No. 20120521-0043895; Stormwater Detention Agreement of record in Instrument No. 20060615-0071504; Easement of record in Book 4643, Page 498; and all existing easements and all matters shown on plat of record in Instrument 20081223-0122167, at Exhibit B, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Clyde S. Brooks and Sarah E. Gates, husband and wife, by Warranty Deed dated April 26, 2013, from Richard Allen Frazier, of record at Instrument No. 20130430-0042967, in the Register's Office for Davidson County, Tennessee, Clyde S. Brooks having since died, leaving the property vested in Sarah E. Gates as the surviving tenant by the entirety.