Karen Johnson Davidson County
Batch# 265295 DEEDQC
08/01/2019 02:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190801-0076193

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. William O. Ferrell, Jr., Trustee, Affiant Subscribed and sworn to before me, this 1st day of August, 2019. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William O. Ferrell, Jr. and/or Robbin R. Ferrell, Trustees 307 Seven Springs Road #203 Brentwood, Tennessee 37027	SAME	160 15 0D 060.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William O. Ferrell, Jr. and wife, Robbin R. Ferrell**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **William O. Ferrell, Jr. and/or Robbin R. Ferrell, Trustees of the William & Robbin Ferrell Living Trust,** established by the Revocable Trust Agreement of William O. Ferrell, Jr. and Robbin R. Ferrell dated August 1, 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1st day of August, 2019.

William O. Ferrell, Jr.

Robbin R. Ferrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Ferrell, Jr. and Robbin R. Ferrell, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 2019.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. 60 also known as 307 Seven Springs Way, #203 on the Plan of St. Martin Square at Seven Springs Condominiums, Phase II, a Horizontal Property Regime, located in Brentwood, TN, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartment contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, page 682 as amended and restated in Instrument No. 199991230-0308948, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed to William O. Ferrell, Jr. and wife, Robbin R. Ferrell by deed from St Martin Square, Inc., a Tennessee corporation, of record as Instrument No. 20110322-0022313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State & County taxes which have been assumed by the Grantees.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. All matters shown on the plat of PHASE 1, ST. MARTIN SQUARE AT SEVEN SPRINGS, as recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.
4. All matters shown on the plat of SEVEN SPRINGS SUBDIVISION, as recorded in Instrument No. 20000713-0069320, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000713-0069415, 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171, Register's Office for Davidson County, Tennessee.
6. Charter for Seven Springs Neighborhood Association recorded at Instrument No. 20040520-0059668, Register's Office for Davidson County, Tennessee.
7. Master Deed establishing ST. MARTIN SQUARE AT SEVEN SPRINGS Condominium of record in Instrument No. 20060310-0028319 and supplemented by Instrument No. 20061109-0139692, Register's Office for Davidson County, Tennessee.
8. Charter for Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648, Register's Office for Davidson County, Tennessee.

9. Charter for St. Martin Square Condominium Owners Association, Inc. recorded at Instrument No. 20060217-0019487, Register's Office for Davidson County, Tennessee.
10. Storm Water Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712, Register's Office for Davidson County, Tennessee.
11. By-Laws of record in Instrument Nos. 20060310-0028319, 20061109-0139692, 20080730-0077840 and 20090624-0058791, register's Office for Davidson County, Tennessee.

This is improved property known as 307 Seven Springs Way #203, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

