Karen Johnson Davidson County
Batch# 315903 DEEDQC
11/15/2019 08:45:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191115-0117861

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: John A. Gholson, III
4194 Belmont Park Terrace
Nashville, TN 37215

Send tax notice to: John A. Gholson, III, Trustee
4194 Belmont Park Terrace
Nashville, TN 37215

Map and Parcel No. 131-030Y-001.0000

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **John A. Gholson, III** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **John A. Gholson, III, Trustee of the John A. Gholson, III Trust U/A dated November 12, 2019** ("Grantee"), Grantor's entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit "A" as set forth in the Master Deed establishing Belmont Park Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record in Instrument No. 20070904-0106179, as corrected by Scrivener's Affidavit of record in Instrument No. 20070907-0107531 and as amended by Amendment to Master Deed of record in Instrument No. 20070913-0110001, Register's Office for Davidson County, Tennessee; said unit is also being shown as part of Exhibit "C" of said Master Deed.

The premises herein described is a condominium apartment established pursuant to the 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 By-Laws for the administrations thereof; also subject to easements, rights and interests in favor of other units owners, and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and buildings thereof; 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 Belmont Park Condominiums of record in Instrument No. 20070904-0106179, as corrected by Scrivener's Affidavit of record in Instrument No. 20070907-0107531, and as amended by Amendment to Master Deed of record in Instrument No. 20070913-0110001, Register's Office for Davidson County, Tennessee.

THIS CONVEYENCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record in Instrument No. 20051114-0136580, Register's Office for Davidson County, Tennessee. Restrictive Covenants in Instrument 20070611-0069589, Register's Office for Davidson County, Tennessee. Master Deed in Instrument No. 20070611-0069589, as amended by Scrivener's Affidavit in Instrument No. 20070907-0107531, and Amendment to Master Deed in Instrument No. 20070913-0110001, Register's Office for Davidson County, Tennessee. Bylaws in Instrument No. 20070904-0106179, Register's Office for Davidson County, Tennessee.

Description is taken from prior deed of record. This is improved real property commonly known as 4194 Belmont Park Terrace, Nashville, Tennessee.

Being the same property conveyed to John A. Gholson, III from Cochran Enterprise & Development, LLC, a Tennessee limited liability company, by warranty deed, of record in Instrument No. 20080620-0063870, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 12th day of November, 2019.

John A Gholson, III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and official seal this 12th day of November, 2019.

NOTARY PUBLIC

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 11, 2021
COUNTY OF WILLIAMSON

My Commission Expires: 07/11/2021

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

John A. Gholson, III, AFFIANT

Sworn to and subscribed to before me on the 12th day of November, 2019.

NOTARY PUBLIC

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 11, 2021
COUNTY OF WILLIAMSON

My Commission Expires: 07/11/2021