THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Dana Perry

Karen Johnson Davidson County
Batch# 371368 DEEDQC
03/12/2020 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200312-0027770

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Dana B. Perry, Trustee	Dana B. Perry, Trustee	093 09 0C 094.00
(Name) 605 Chestnut St., Suite 1700	(Name) 605 Chestnut St., Suite 1700	
(Street Address) Chattanooga, TN 37450	(Street Address) Chattanooga, TN 37459	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, we, TAYLOR MAYFIELD MONEN AND MICHAEL LOUIS MONEN, CO-TRUSTEES OF THE TAYLOR MAYFIELD MONEN REVOCABLE TRUST U/A DATED NOVEMBER 10, 2015, as may be amended ("Grantors"), do hereby sell, transfer, convey and quitclaim unto DANA B. PERRY, TRUSTEE OF THE TAYLOR MAYFIELD MONEN TENNESSEE INVESTMENT SERVICES TRUST U/A DATED MARCH 12, 2020 ("Grantee"), her successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property in Davidson County, Tennessee described in EXHIBIT "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

This conveyance is made subject to exceptions and/or permitted encumbrances, including but not limited to those contained in EXHIBIT "B" of this Quitclaim Deed attached hereto and incorporated herein by reference.

Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signature page to follow)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 12th day of March, 2020.

GRANTORS:

TAYLOR MAYFIELD MONEN REVOCABLE TRUST U/A DATED NOVEMBER 10, 2015

By: _____
TAYLOR MAYFIELD MONEN, Co-Trustee

By: _____
MICHAEL LOUIS MONEN, Co-Trustee

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

On this day, before me, a Notary Public of the state and county aforesaid, personally appeared TAYLOR MAYFIELD MONEN and MICHAEL LOUIS MONEN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 12th day of March, 2020.

HANNAH KOEHLER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____
Notary Public
My Commission Expires: February 12, 2022

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear and affirm that the actual consideration for this transfer, pursuant to T.C.A. §67-4-409(a)(3)(F), is $-0- (zero).

AFFIANT-GRANTEE:

_____
Dana B. Perry, Trustee

Sworn and subscribed to before me this 12th day of March, 2020.

_____
Notary Public
My Commission Expires: February 12, 2022

HANNAH KOEHLER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

EXHIBIT "A"
Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit 1007 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest, of record in Instrument No. 20121227-0119218, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to twenty percent (20%) undivided tenant in common interest of record in Instrument No. 20121227-0119219, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119220, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr. as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119221, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20131231-0131305, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013.

This is improved property also known as 1212 Laurel Street, Unit 1007, Nashville, TN 37203.

REFERENCE is made for prior title to Deed recorded at Book 20170309, Page 0023253, in the Register's Office of Davidson County, Tennessee.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

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EXHIBIT "B"
(Exceptions and/or Permitted Encumbrances)

1. The lien for 2015 and future years ad valorem taxes, not yet due and payable.
2. Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
3. Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
4. Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
5. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
6. Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
7. Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
8. The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
9. Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
11. Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
12. Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
13. Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium, recorded at Instrument No. 20140718-0063781, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
14. Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
15. Restrictions of record in Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
16. Subject to rights of others in and to the common areas and/or elements.

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CERTIFICATE OF AUTHENTICITY

I, Dana B. Perry, do hereby make an 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.

Dana B. Perry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, Jannine M. Rowell, a notary public for this county and state, Dana B. Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jannine M. Rowell
My Commission Expires: September 26, 2022