Karen Johnson Davidson County
Batch# 432441 DEEDQC
07/08/2020 10:00:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0073737

THIS DOCUMENT PREPARED BY:
Stephanie J Edwards
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2020.

Notary Public

My Commission Expires:

STEPHANIE J EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rocky L. Billups and Gregg W. Probasco, Trustees 401 A Avoca St Nashville, TN 37203	SAME	104022C00100CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Rocky L. Billups and Gregg W. Probasco, married (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Rocky L. Billups and Gregg W. Probasco, Trustee of the Rocky L. Billups and Gregg W. Probasco Family Trust dated July 2, 2020, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Stephanie J. Edwards or Carter Shelton Jones, PLC perform a title examination; and that neither Stephanie J. Edwards nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands on July 2, 2020.

Rocky L. Billups

Gregg W. Probasco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rocky L. Billups and Gregg W. Probasco, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on July 2, 2020.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A
Legal Description

Land in Davidson County, Being Unit A as shown on the play attached to the Declaration of Covenants and Restrictions of the 3110 Lofts- West End, A horizontal property regime with private elements, which is a planned unknit development, as shown of record n instrument No. 20160111-0002836, as amended in instrument no. 20160919-0098266, Register's office for Davidson County Tennessee, to which reference is hereby made for a complete description of said property.

Being the same property conveyed by Warranty Deed from Design & Development, LLC to Rocky L. Billups and Gregg W. Probasco as joint tenants with rights or survivorship, as recorded on May 1, 2017, Instrument No. 20170501-0042694, in Register's Office, Davidson County, Tennessee.

This Improved property is known as 401 A Avoca St. Nashville, Tennessee 37203.