This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 551147 DEEDQC
01/11/2021 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210111-0004283

New Owner:	Send Tax Bill:	Map/Group/Parcel
Karen Johnson Willmott, Trustee of the Karen Johnson Willmott Revocable Living Trust dated August 20, 2013 204 South 10th Street Nashville, TN 37206	First Bank Mortgage PO Box 11733 Newark, NJ 07101	105 14 0C 135.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Rick L Willmott
AFFIANT

Sworn to and subscribed before me this 8th day of January 2021.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RICK L. WILLMOTT, MANAGER/OWNER OF EMAGINUITY, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, (Grantor), by these present do hereby quitclaim and convey unto **KAREN JOHNSON WILLMOTT, TRUSTEE OF THE KAREN JOHNSON WILLMOTT REVOCABLE LIVING TRUST DATED AUGUST 20, 2013**, (Grantee), its heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 135 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record

under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Emaginuity, LLC, a Kentucky Limited Liability Company, by deed from Karen Willmott and Rick Willmott, wife and husband, dated January 2, 2014, of record in Instrument No. 20140124-0006640, Register's Office for Davidson County, Tennessee.

This is Improved (X) Unimproved ( ) property, known as: 2310 Elliott Avenue, 0135, Nashville, TN 37204.

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

WITNESS MY HAND this 8th day of JANUARY, 2021.

By: Rick L Willmott

RICK L. WILLMOTT, *Manager/Owner of Emaginuity, LLC*

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 Rick L. Willmott, with whom I am personally acquainted (or who proved by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 8th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

CERTIFICATION

I, Ryan Knight, 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.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, L. Beth Pearce, a notary public for this county and state, Ryan Knight, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/09/2022

L. BETH PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY