Karen Johnson Davidson County
Batch# 689144 DEEDQC
08/03/2021 08:45:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210803-0103912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 28th day of July, 2021.

Notary Public _____ My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Kurt R. Sax, TTE and Patricia L. Landis 320 Old Hickory Blvd. Nashville, TN 37221	New Owner	128-12-0A-051.00-CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kurt Sax, an unmarried man, and Patricia L Landis, an unmarried woman, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Kurt R. Sax, Trustee of the Kurt R Sax Revocable Trust DTD June 9, 2017 and Patricia L. Landis, an unmarried woman, as tenants in common, hereinafter called the Grantee(s), their heirs, successors, and assigns, all Grantor'(s) interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 51, Building No. 10, on the Plan of Section 10, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 24 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument No. 20030108-0003697 in the Register's Office for Davidson County, Tennessee, 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 Plat of Eagle Ridge at the Reserve Condominiums, as shown on Exhibit "A" to the amendment to the Master Deed of record as aforementioned in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Kurt Sax and Patricia L. Landis, by deed from Maria N. Logan, John G. Logan, and Susan L. Logan, of record in Document number 20201228-0153793, and corrected by scrivener's affidavit of record in Document Number 20210106-0002239,

Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Old Hickory Blvd., Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28 day of July, 2021.

Kurt Sax

Patricia L. Landis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kurt Sax and Patricia L. Landis, who are personally known to me or provided sufficient identification, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 28 day of July, 2021.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY