Karen Johnson Davidson County
Batch# 728372 DEEDQC
10/01/2021 10:22:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211001-0132200

THIS INSTRUMENT WAS PREPARED BY:
Blake C. Bars
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Evan R. Muldoon, Trustee 341 Douglas Avenue, Suite 201 Nashville, Tennessee 37207	SAME	071-15-0 K 004.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evan Muldoon ("Grantor"), for the purpose of transferring Grantor's entire ownership interest in the subject real property to a revocable trust established by Grantor, does hereby transfer, convey, remise, release and forever quitclaim unto **Evan R. Muldoon, Trustee of the Evan R. Muldoon Revocable Trust u/t/a dated September 7, 2021**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary ("Grantee"), all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 341 Douglas Avenue, Suite 201, Nashville, Tennessee 37207.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 8 day of September, 2021.

GRANTOR:

EVAN MULDOON

By: Evan Muldoon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Alyson Cunningham, a Notary Public with authority to act in the State of Tennessee and County aforesaid, Evan R. Muldoon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of September, 2021.

Alyson Cunningham
Notary Public

My Commission Expires: January 08, 2024

ALYSON CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3, SUITE 201, ON THE PLAN OF DOUGLAS MARKET LOFTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DOUGLAS MARKET LOFTS, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20180629-0063340, AS AMENDED IN INSTRUMENT NO. 20180927-0095882, INSTRUMENT NO. 20191119-0019363, INSTRUMENT NO. 20191219-0131091, INSTRUMENT NO. 20200129-0010607, INSTRUMENT NO. 20200713-0076348 AND INSTRUMENT NO. 20200713-0076349, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF DOUGLAS MARKET LOFTS, SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NO. 20180629-0063340, AS AMENDED IN INSTRUMENT NO. 20180927-0095882, INSTRUMENT NO. 20191119-0019363, INSTRUMENT NO. 20191219-0131091, INSTRUMENT NO. 20200129-0010607, INSTRUMENT NO. 20200713-0076348 AND INSTRUMENT NO. 20200713-0076349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO EVAN MULDOON, A SINGLE MAN, BY QUITCLAIM DEED FROM SHARON MULDOON, A MARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20210723-0099358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 9th day of September 2021.

Notary Public

My Commission Expires: Nov. 28, 2021

KENNETH M CREAMER
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
MY COMMISSION EXPIRES NOVEMBER 28, 2021