THIS INSTRUMENT PREPARED BY:
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Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 752922 DEEDQC
11/10/2021 11:11:34 AM 12 pgs
Fees: $62.00 Taxes: $0.00



20211110-0150225

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fisher C. deZevallos, Trustee of the Fisher C. deZevallos Revocable Trust 141 Jefferson Square Nashville, TN 37215	(same)	Map-Parcel Numbers: 1. 104 16 0 375.00 2. 117 04 0 268.00 3. 131 02 0A 030.00 4. 131 02 0A 033.00 5. 131 02 0A 039.00 6. 131 02 0A 046.00 7. 131 02 0A 044.00 8. 131 02 0A 052.00 9. 131 02 0A 055.00 10. 131 02 0A 057.00 11. 131 02 0A 071.00 12. 131 02 0A 072.00 13. 131 02 0A 078.00 14. 131 02 0A 090.00 15. 131 02 0A 102.00 16. 130 01 0A 024.00 17. 130 01 0A 026.00 18. 131 01 0D 211.00 19. 131 05 0A 141.00

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of funding a revocable trust pursuant to the terms thereof, I, FISHER C. DEZEVALLOS, an unmarried person, by these presents do hereby quitclaim and convey unto FISHER C. DEZEVALLOS, Trustee of the Fisher C. deZevallos Revocable Trust u/t/a dated November 9, 2021, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all my right, title and interest in and to those certain tracts or parcels of improved real property located in Davidson County, Tennessee, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS my hand this 9th day of November 2021.

FISHER C. DEZEVALLOS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa McKenzie, a Notary Public of the State and County aforesaid, personally appeared FISHER C. DEZEVALLOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of November, 2021.

Lisa McKenzie
Notary Public

My Commission Expires:
MAY 5, 2025

LISA MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

EXHIBIT A

Property Descriptions

PARCEL 1 – 2306 Belmont Boulevard, Nashville, TN 37212

MAP AND PARCEL NUMBER: 104 16 0 375.00

LAND in Davidson County, Tennessee, being the northerly 32 feet of lot number 120 and the southerly 18 feet of lot number 121 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

SAID parts of lots numbers 120 and 121 front together 50 feet on the easterly side of Belmont Boulevard, and run back between parallel lines 178 feet, more or less, to an alley.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Charles L. Burkhalter et ux Louise Burkhalter of record in Book 5187, page 238, Register's Office for Davidson County, Tennessee.

PARCEL 2 – 2800 Belmont Boulevard, Nashville, TN 37212

MAP AND PARCEL NUMBER: 117 04 0 268.00

Land in Davidson County, Tennessee, being the westerly 60 feet of Lots Nos. 56 and 57 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said part of Lots Nos. 56 and 57 fronts 60 feet on the southerly side of Paris Avenue and runs back between parallel lines, with the easterly margin of Belmont Boulevard, 135 feet to a dead line.

Being the same property conveyed to Fisher C. deZevallos by Installment Deed from Rancho Development Company, a partnership composed of Xavier B. Cosse and Homer L. Randolph, of record in Book 5395, page 625, Register's Office for Davidson County, Tennessee.

PARCEL 3 – 2116 Hobbs Road, Unit G-1, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 030.00

Land in Davidson County, Tennessee, being Unit No. G-1 on the Plan of Hobbs House Condominium Apartments, according to the Master Deed of record in Book 5289, Page 515, in the Register's Office for said County, and Plan in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Charlotte V. Kelley of record at Instrument No. 20141231-0119053, Register's Office for Davidson County, Tennessee.

PARCEL 4 – 2116 Hobbs Road, Unit G-4, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 033.00

Land in Davidson County, Tennessee, being Unit No. G-4, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Andrews Properties, Inc., a Tennessee corporation, of record in Book 5448, page 864, Register's Office for Davidson County, Tennessee.

PARCEL 5 – 2116 Hobbs Road, Unit H-2, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 039.00

Land in Davidson County, Tennessee, being Unit No. H-2 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299, Book 7824, page 974 and Book 8483, page 670, said Register's Office.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Patrick T. Pille of record at Instrument No. 20150407-0030323, Register's Office for Davidson County, Tennessee.

PARCEL 6 – 2116 Hobbs Road, Unit I-3, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 046.00

Land in Davidson County, Tennessee, being Unit No. I-3 of Hobbs House Condominiums, as of record in Book 4595, page 74, as amended in Book 5200, page 54, in the Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, page 515, said Register's Office to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fisher C. deZevallos by Indenture from Claudia C. Bonnyman, Clerk and Master of the Chancery Court for Davidson County, Tennessee, of record in Book 10761, page 976, Register's Office for Davidson County, Tennessee.

PARCEL 7 – 2116 Hobbs Road, Unit I-9, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 044.00

Land in Davidson County, Tennessee, being Unit Number I-9 of Hobbs House Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5289, page 515, as amended in Book 5292, page 958 and in Book 5293, page 612 and Book 7802, page 299, the Plat of which is of record in Plat Book 4595, page 74 as supplemented in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Ernest Russell Buchi, Jr. of record in Book 10788, page 177, Register's Office for Davidson County, Tennessee.

PARCEL 8 – 2116 Hobbs Road, Unit J-1, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 052.00

Land in Davidson County, Tennessee, being Unit No. J-1 on the Hobbs House Condominium, as shown on the Plan to the Master Deed of record in Plat Book 4595, Page 74, as amended in Book 5200, Page 54, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Patricia M. Brooks and husband, Michael Brooks, of record at Instrument No. 20031209-0176218, Register's Office for Davidson County, Tennessee.

PARCEL 9 – 2116 Hobbs Road, Unit J-4, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 055.00

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-4 on the plan of Hobbs House Condominiums, of record in Book 4594, page 74 and amended in Book 5200, page 54, both in Register's Office of said County, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Dianne McVetty, Trustee for the Blackwell Revocable Living Trust dated February 23, 2011, of record at Instrument No. 20131218-0128058, Register's Office for Davidson County, Tennessee.

PARCEL 10 – 2116 Hobbs Road, Unit J-6, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 057.00

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. J-6 on the plan of Hobbs House Apartments Condominium Apartments, of record in Book 4595, page 74 as amended in Book 5200, page 54, Register's Office for said County, which plan and record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from William A. Kimmins and spouse, Barbara J. Kimmins, of record in Book 10901, page 735, Register's Office for Davidson County, Tennessee.

PARCEL 11 – 2116 Hobbs Road, Unit K-10, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 071.00

Land in Davidson County, Tennessee, being Unit No. K-10, on the Horizontal Property Regime for The Hobbs House, as recorded in the Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299 and as shown on plat of record in Book 4595, page 74, which was supplemented in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Belle Investments, LLC, a Tennessee limited liability company, of record at Instrument No. 20151104-0112394, Register's Office for Davidson County, Tennessee.

PARCEL 12 – 2116 Hobbs Road, Unit K-11, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 072.00

Land in Davidson County, Tennessee, being Unit K-11 on the Plan of Hobbs House Condominium Apartments of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of the Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and in Book 7824, page 974, said Register's Office.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Frank W. Wade, and wife Margaret W. Wade, of record in Book 10788, page 158, Register's Office for Davidson County, Tennessee.

PARCEL 13 – 2116 Hobbs Road, Unit L-6, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 078.00

Unit No. L-6 in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, page 54, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Cheryl R. Orloff of record at Instrument No. 20020205-0015658, Register's Office for Davidson County, Tennessee.

PARCEL 14 – 2116 Hobbs Road, Unit M-17, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 090.00

Land in Davidson County, Tennessee, being described as follows: a certain Condominium apartment in Davidson County, being Unit Number M-17 on the Plan of Hobbs House Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, both in the Register's Office for said Davidson County, Tennessee and to which plan reference is made for complete description thereof.

Being the same property conveyed to Fisher C. deZevallos by Indenture from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record at Instrument No. 20130130-0009845, Register's Office for Davidson County, Tennessee.

PARCEL 15 – 2116 Hobbs Road, Unit N-2, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 02 0A 102.00

Land in Davidson County, Tennessee, being Unit N-2 on the plan of Hobbs House Condominium Apartments of record in Plat Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Hobbs House, a horizontal property regime established by Master Deed and by-laws of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, Book 6822, Page 893, Book 7824, Page 974, said Register's Office.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Anne Marie Hudick, Trustee of the Anne Marie Hudick Revocable Trust dated May 20, 1988, of record at Instrument No. 20150514-0044322, Register's Office for Davidson County, Tennessee.

PARCEL 16 – 116 Harding Place, Unit C-8, Nashville, TN 37205

MAP AND PARCEL NUMBER: 130 01 0A 024.00

Land in Davidson County, Tennessee being Unit C-8, BELLE MEADE TERRACE CONDOMINIUMS, 116 HARDING PLACE, as shown on plat of record in Plat Book 5200, Page 325, in the Register's Office, Davidson County, Tennessee, together with an undivided interest in the common elements, as described in Master Deed of record in Book 5730, Page 27, et seq., in the said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from James J. Reese, Jr. of record at Instrument No. 20060519-0058909, Register's Office for Davidson County, Tennessee.

PARCEL 17 - 116 Harding Place, Unit D-2, Nashville, TN 37205

MAP AND PARCEL NUMBER: 130 01 0A 026.00

Land in Davidson County, Tennessee, being Unit D-2 on the Plan of Building "D", Belle Meade Terrace Condominiums of record in Plat Book 5200, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed of record in Book 5730, page 27, restated in Book 6015, page 94, said Register's office.

Being the same property conveyed to Fisher C. deZevallos by Quitclaim Deed from ZED Partners, Ltd. of record at Instrument No. 20060608-0068362, Register's Office for Davidson County, Tennessee.

PARCEL 18 – 5025 Hillsboro Pike, Apt. 23N, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 01 0D 211.00

Land in Davidson County, Tennessee, being Unit No. 211, also known as Apartment 23N, as shown on the plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners Association as described in the Master Deed of record in Book 5211, Page 325, Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from John E. Pilkington, Jr. of record at Instrument No. 20151104-0112333, Register's Office for Davidson County, Tennessee.

PARCEL 19 - 141 Jefferson Square, Unit 141, Nashville, TN 37215

MAP AND PARCEL NUMBER: 131 05 0A 141.00

BEING Unit 141 on the Plan of Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Book 8550 page 3, said Register's Office.

Being the same property conveyed to Fisher C. deZevallos by Warranty Deed from Mark Holladay, Trustee of the Jane M. Holladay Irrevocable Trust dated February 19, 2016, of record at Instrument No. 20161227-0135278, Register's Office for Davidson County, Tennessee.