This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 755260 DEEDQC
11/15/2021 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211115-0152025

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JAMES M. ADCOX III, TRUSTEE LAUREL STREET TRUST DATED SEPTEMBER 2, 2021 1212 LAUREL ST., UNIT 1002 NASHVILLE, TN 37203	WENDY BUCK 1212 LAUREL STREET UNIT 1002 NASHVILLE, TN 37203	093090C08900CO

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)].

AFFIANT

Sworn to and subscribed before me this November 9, 2021

Notary Public
My Commission Expires: 1/26/2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, WENDY BUCK, a single woman, hereinafter called Grantor, for the express purpose of conveying all of her right, title and interest in this property, do hereby quitclaim and convey unto JAMES M. ADCOX III, Trustee of the LAUREL STREET TRUST, dated September 2, 2021, all of her right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this November 9, 2021.

BY: Wendy Buck
WENDY BUCK

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 WENDY. BUCK, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

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

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

NOTARY PUBLIC

My Commission Expires: 1/26/2025

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1002 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest, of record in Instrument No. 20121227-0119218, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to twenty percent (20%) undivided tenant in common interest of record in Instrument No. 20121227-0119219, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119220, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr. as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119221, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20131231-0131305, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013.

This is improved property also known as 1212 Laurel St., Unit 1002, Nashville, TN 37203.

Being the same property conveyed to Thomas Force and Wendy Buck, husband and wife as tenants by the entirety, by Special Warranty Deed of record from Laurel Property, LLC a Delaware Limited Liability Company, in Instrument No. 20150102-0000441, Registers Office for Davidson County, Tennessee. Thomas Force died November 30, 2020.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

1. The lien for 2015 and future years ad valorem taxes, not yet due and payable
2. Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
3. Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
4. Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
5. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
6. Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
7. Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
8. The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
9. Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee
11. Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
12. Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
13. Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium, recorded at Instrument No. 20140718-0063781, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat
14. Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
15. Restrictions of record in Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
16. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1212 Laurel St., Unit 1002, Nashville, TN 37203.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-9-2021 (date of document).

James M. Adcox III

Signature

11-10-2021

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of November, 2021.

Stacy Boyett

Notary Signature

My Commission Expires: 2-19-2023

