| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 757385 DEEDQC<br>11/18/2021 09:04:16 AM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20211118-0153495 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 2021<br>Notary Public<br>MY COMMISSION EXPIRES: 3/8/2023 (SEAL) |

JAD A DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2023

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James E. Madaris, Jr. & Sandra S. Madaris, Trustees of the Madaris Family Revocable Living Trust** | **SAME** | **142-09-0F-712.00-CO** |
| (NAME)<br>**712 General George Patton Road** | (NAME) | |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, we, **JAMES E. MADARIS and SANDRA S. MADARIS, HUSBAND AND WIFE,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **JAMES E. MADARIS, JR. and SANDRA S. MADARIS, TRUSTEES OF THE MADARIS FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF JAMES E. MADARIS, JR. and SANDRA S. MADARIS, dated November 15, 2021,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 712, together with the carport designated 716-C on the Plan of River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 654, 655, 656 and 657, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 7417, Pages 396 through 438, inclusive, reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said County.

Being the same property conveyed to JAMES E. MADARIS and SANDRA S. MADARIS, HUSBAND AND WIFE, by PAUL WILLIAMS THOMPSON, SUCCESSOR TRUSTEE OF THE J. WILLIAM THOMPSON AND FAY J. THOMPSON TRUST U/A/D OCTOBER 16, 1997, AS RESTATED DECEMBER 15, 1996, AND AS AMENDED APRIL 11, 2002, by Warranty Deed, dated July 17th, 2020, of record in Instrument No. 20200727-0082167, Register's Office for Davidson County.

This conveyance is subject to:
-Any outstanding taxes for 2021 and subsequent years.
-Subject to all matters shown on the Plan of record in Book 6900, Pages 514 through 517, inclusive, Register's Office for Davidson County, Tennessee.
-Restrictions of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
-Subject to the By-Laws for the administration; also subject to the easements, rights and interest in hereafter established over, 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section II, Phase VIII of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee.
-Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and leins provided in the Covenants, Conditions and Restrictions of record in Book 7417, Page 413, Register's Office for Davidson County, Tennessee.
-Charter of HOA of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
-Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
-TVA Line Easement of record in Book 2274, Page 549, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
-Quitclaim deed of Common area to HOA of record in Instrument Number 20090825-0079854, in the Register's Office for Davidson County, Tennessee.
-Any and all existing easements and restrictions as shown of record not stated herein.

JAMES E. MADARIS and JAMES E. MADARIS, JR. are one in the same person for the purposes of this conveyance.

Unimproved ( )
This is improved ( X ) property, known as **712 General George Patton Road, Nashville, TN 37221**

Witness our hands, this the 15th day of November, 2021.

James E Madaris, Jr
**JAMES E. MADARIS, JR.**

Sandra S Madaris
**SANDRA S. MADARIS**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES E. MADARIS, JR. AND SANDRA S. MADARIS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named individuals and that they executed the within instrument for the purposes therein contained, by signing their name in such capacity.

Witness my hand and official seal, this 15th day of November, **2021.**

My Commission Expires: 3/8/2022

JAD A DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public