Karen Johnson Davidson County
Batch# 788648 DEEDQC
01/12/2022 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004267

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
P.O. Box 331282
Nashville, Tennessee 37203

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
SKE Revocable Trust P. O. Box 128016 Nashville, TN 37212	SKE Revocable Trust P. O. Box 128016 Nashville, TN 37212	105-11-2D-040.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned ELISABETH SMALL, a married woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do hereby transfer and convey unto the SKE REVOCABLE TRUST, hereinafter referred to as "GRANTEE", it's heirs, successors and assigns, a certain tract, or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A17-302 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument Number 20180118-0005186, amended at Instrument No. 20190613-0057134 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being a portion of the same property conveyed to Southgate Partners, LLC, a Tennessee limited liability company by Warranty deed from Elevate Land Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150916-0094059 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

Being the same property conveyed to Elisabeth Small by Warranty Deed from Southgate Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20191223-0131902 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 23, 2019.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 1608 Marshall Hollow Drive, Unit 302
Nashville, Tennessee 37203

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: January 3, 2022 Elisabeth Small

ELISABETH SMALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, ELISABETH SMALL, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 3rd day of January, 2021.

NOTARY PUBLIC

My commission expires: 01/03/22

JOHN HORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022

AFFIRMATION OF VALUE

We do hereby swear or affirm that the actual consideration for this transfer is $0.00.

DATE: January 3, 2022 Elisabeth Small

ELISABETH SMALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, ELISABETH SMALL, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal, this 3rd day of January, 2021.

NOTARY PUBLIC

My commission expires: 01/03/22

JOHN HORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022

CERTIFICATE OF AUTHENTICITY

I, **John T. Horton, Esq.**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 01/03/22.

DATE: 01/04/22

John T. Horton, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 4th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 7.09.2024

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON