Karen Johnson Davidson County
Batch# 850240 DEEDQC
05/04/2022 10:17:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220504-0051562

This Instrument Prepared By:
Meyer & Burnett PLLC
2 W. Aquarium Way, Unit 300
Chattanooga, TN 37402

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	TAX MAP/PARCEL NOS.:
Verl Duane Mason, Jr. and Tammy Lynn Mason, Trustees PO Box 328 Ashland City, TN 37015	SAME	104-10-0E-101.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, VERL DUANE MASON, JR., a married man (who took title as Duane Mason, a married man), herein the "Grantor," does hereby transfer, convey, and forever quitclaim unto VERL DUANE MASON, JR. AND TAMMY LYNN MASON, TRUSTEES OF THE MASON FAMILY TRUST DATED FEBRUARY 26, 2014, TRUST "3", herein the "Grantees," their successors and assigns, all Grantor's right, title, and interest in and to the following described property in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Unit "A" on the Horizontal Property Regime for Chesterfield Place Condominiums, as recorded in the Master Deed of record in Book 7179, Page 867, amended in Book 7328, page 708 and in Book 7372, page 520, 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 Duane Mason, a married man, by Warranty Deed from Paul Wieck, II, unmarried, of record in Instrument No. 20200520-0052489, dated May 15, 2020, in said Register's Office.

Subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Master Deed and By-Laws for Chesterfield Place, of record in Book 7179, Page 867, amended in Book 7328, Page 708 and Book 7372, Page 520, said Register's Office.

This is improved property located at 515 Chesterfield Avenue, Unit A, Nashville, TN 37212.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the preparer does not warrant title and shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed effective as of April 28, 2022.

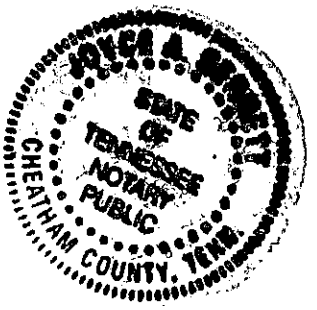
VERL DUANE MASON, JR. a/k/a Duane Mason

STATE OF Tenn
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VERL DUANE MASON, JR. a/k/a Duane Mason, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April 2022.

NOTARY PUBLIC
My commission expires: 6-14-2022



STATE OF Tennessee
COUNTY OF Hamilton

The undersigned Grantee hereby swears or affirms that the above transfer by Quitclaim Deed was for a consideration of $0.

AFFIANT

Sworn and subscribed before me this 28th day of April 2022.

NOTARY PUBLIC
My commission expires: 1/11/2024

