Karen Johnson Davidson County
Batch# 860621 DEEDQC
05/23/2022 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220523-0059563

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Rogers P. Hall, Co-Trustee Karen E. Wieckert, Co-Trustee Hall-Wieckert Family Trust 141 A 49th Avenue North Nashville, TN 37209	same	103-03-01-001.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Rogers Pierpont Hall and Karen E. Wieckert, husband and wife, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Rogers P. Hall and Karen E. Wieckert, Co-Trustees, and their successors in trust, of the Hall-Wieckert Family Trust dated May 17, 2022, a Tennessee community property trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 141A of the 49th Avenue Townhomes, a Horizontal Property Regime, as established in the Master Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140325-0024455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rogers Pierpont Hall and Karen E. Wieckert, husband and wife, by Warranty Deed from Charles Michels and Lauren Michels, husband and wife, of record in Instrument No. 20180724-0071837 Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 141 A 49th Avenue North Nashville Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This Conveyance is 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.

Subject to all matters shown on the Plan of record in Plat Book 5210, Page 126, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140325-0024455, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of HOA of record in Instrument Number 20140319-0022652, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17 day of May, 2022.

Rogers Pierpont Hall, Grantor

Karen E. Wieckert, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Rogers Pierpont Hall and Karen E. Wieckert, Grantors, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17 day of May, 2022.

Notary Public

My Commission Expires: 7/7/2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Rogers Pierpont Hall, Affiant

Subscribed and sworn to before me this 17 day of May, 2022.

Notary Public

My Commission Expires: 7/7/2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 May 17, 2022 (date of document).

Carla L Lovell

Carla L. Lovell

5-17-2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17 day of May, 2022.

Erica L Martin

Notary Public

My Commission Expires: 7/7/2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE