Karen Johnson Davidson County
Batch# 890971 DEEDQC
07/19/2022 02:19:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220719-0082833

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
1205 TERRAZZO, LLC 224 Cherokee Road Nashville, TN 37205	New Owner	Map & Parcel 093 13 0D 114.00CO Davidson County

EXECUTOR'S QUITCLAIM DEED

Recitals

Randall David McDowell (the "Decedent") died testate on February 2, 2021, leaving a Last Will and Testament dated September 4, 2018 (the "Will"), which has been probated and properly recorded under Docket No. 21P-440 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Patricia McDowell Scott, Jennifer McDowell, and Emma McDowell are the duly qualified and acting Co-Executors of the estate of Randall David McDowell, who owned the real property described below (the "Property"). Under the Will, the Property passes outright to Patricia McDowell Scott, Jennifer McDowell, and Emma McDowell, in equal shares.

Now, therefore, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Patricia McDowell Scott, Jennifer McDowell, and Emma McDowell, in their capacity as Co-Executors and, individually, as Beneficiaries of the estate of Randall David McDowell, by these presents do hereby quitclaim and convey unto 1205 Terrazzo LLC, its successors and assigns, all of their right, title and interest, both individually and as Co-Executors, in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is improved property known as 700 12th Avenue South, Unit 1205, Nashville, TN 37203.

The description herein is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10 day of June, 2022.

Patricia McDowell Scott, Individually and as Co-Executor of the Estate of Randall David McDowell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patricia McDowell Scott, the within named bargainor, Co-Executor, and Beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of June, 2022.

Notary Public

My Commission Expires:
09-02-2024

JILL S. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

Jennifer McDowell, Individually and
as Co-Executor of the Estate of Randall
David McDowell

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jennifer McDowell, the within named bargainor, Co-Executor, and Beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2022.

Notary Public

My Commission Expires:

KATHLEEN MUNOZ
Notary Public, State of Texas
Comm. Expires 10-30-2023
Notary ID 128438305

Emma McDowell, Individually and
as Co-Executor of the Estate of Randall
David McDowell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Emma McDowell, the within named bargainor, Co-Executor, and Beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of June, 2022.

Notary Public

My Commission Expires:
5.9.23

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 18th day of July, 2022.

Notary Public

My Commission Expires:

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. R 1205, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, and Instrument No. 20090325-0026808, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. David McDowell via Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company, dated July 15, 2009, of record in Instrument 20090717-0067010, Register's Office for Davidson County, Tennessee.

32578863.v1

Certificate of Authenticity

I, Adam F. Harrer, 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 June 10, 2022.

Date

Affiant Signature

07/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of July, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

