BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 903004 DEEDQC
08/12/2022 03:23:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220812-0091994

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee PO Box 40466 Nashville, TN 37204	SAME	072143W00100CO

I, **KEVIN MONTGOMERY, TRUSTEE OF THE 1604 CAHAL AVE. TRUST, U/A/D MAY 14, 2020,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **KEVIN MONTGOMERY, TRUSTEE OF THE 1604 A CAHAL AVENUE TRUST, U/A/D AUGUST 11, 2022,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 1604 Cahal, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1604 Cahal, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210415-0050138, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1604 Cahal, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210415-0050138, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Kevin Montgomery, Trustee of the 1604 Cahal Ave. Trust, dated May 14, 2020, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20200526-0053703 (corrected by Scrivener's Affidavit at Instrument No. 20200710-0075725), in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of August, 2022.

THE 1604 CAHAL AVE. TRUST, U/A/D
MAY 14, 2020

KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned notary public, Kevin Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 1604 Cahal Ave. Trust, dated May 14, 2020, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and seal on this 11th day of August, 2022.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2022.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025