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# 903015 DEEDQC
08/12/2022 03:35:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220812-0092017

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, TN 37204	SAME	091 05 1F 002.00

I, **Kevin Montgomery, Trustee of the 6204 Laramie Ave. Trust,** dated 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 6204 B Laramie Ave. Trust,** dated April 27, 2021, in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes At 6204 Laramie Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 6204 Laramie Avenue, a Horizontal Property Regime, of record in Instrument No. 20200929-0111822, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Kevin Montgomery, Trustee of the 6204 Laramie Ave. Trust, dated May 14, 2020, by Quitclaim Deed from Wade Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200519-0051954, 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.

This improved property is commonly known as: 6204 B Laramie Ave, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of August, 2022.

6204 LARAMIE AVE. TRUST, U/A/D MAY 14, 2020

BY: _____
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 6204 Laramie 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 12th 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 12th day of August, 2022.

_____
Notary Public

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