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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Martin Heller Potempa & Sheppard**<br>1935 21st Avenue South, Suite 100<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>This Deed was prepared based on information provided by the parties and no independent title examination was prepared. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $0.00<br><br>ANN R. TEASTER, AFFIANT<br><br>Subscribed and sworn to before me, this 12 day of August 2022.<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 02-01-2023 |

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

Karen Johnson Davidson County
Batch# 905413 DEEDQC
08/19/2022 08:34:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220819-0093851

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **EARNEST C. TEASTER, III, and ANN R. TEASTER, CO-TRUSTEES**<br>4013 Wallace Lane<br>Nashville, TN 37215 | New Owner | Map and Parcel No.:<br><br>091 09 0R 001.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Ann R. Teaster and Earnest C. Teaster, III, wife and husband (collectively as "Grantor"), do hereby quitclaim, transfer and convey unto Earnest C. Teaster, III, and Ann R. Teaster, Co-Trustees of the Teaster Joint Revocable Trust, created April 15, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 5914C Maxon Avenue, Nashville, Tennessee 37209**, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 3 of Homes on Maxon 3 and 4, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions, establishing Homes on

Maxon 3 and 4, a Horizontal Property Regime, of record in Instrument No. 20160715-0073111, and Assignment of Developer's Rights recorded in Instrument No. 20160805-0081716, 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 the same property conveyed to Ann R. Teaster and Earnest C. Teaster, III, wife and husband, from Matthew Jehnke and Tawni Jehnke, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20220405-0039214.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 17 day of August 2022.

**Ann R. Teaster, Grantor**

**Earnest C. Teaster, III, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ann R. Teaster**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of August 2022.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Earnest C. Teaster, III**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of August 2022.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

