THIS INSTRUMENT PREPARED BY:

J. KASEY TALBOTT, Attorney at Law
Centerpoint Group Law Firm
805 S. Church St., Suite 11
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNERS:

Robert Masone, Trustee
707 Taylor St.
Nashville, TN 37208

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 916408 DEEDQC
09/14/2022 09:30:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220914-0102418

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND J. KASEY TALBOTT, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map No. 81-12-4A; Parcel No. 00.100)

THIS INSTRUMENT made and entered into on this the 7th day of September, 2022, by and between **ROBERT MASONE** ("Grantor"), and **ROBERT MASONE, Trustee of the ROBERT MASONE REVOCABLE LIVING TURST DATED AUGUST 2, 1999, AS AMENDED AND RESTATED ON OCTOBER 31, 2014**("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit A of 7th & Taylor, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160809-0082944, amended in Instrument No. 20180815-0080901, Registers Office for said County, 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, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to 7th & Taylor LLC, a Tennessee limited liability company, by Quitclaim Deed from VP Holdings LLC, a Tennessee limited liability company, recorded August 9, 2016 in Instrument No. 20160809-0082941, Registers Office for Davidson County, Tennessee. Further conveyed to Robert Masone, unmarried, by Warranty Deed from 7th & Taylor LLC, a Tennessee limited liability company, recorded July 25, 2019 in Instrument Number 20190725-0072988, said Register's Office.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 707 Taylor St., Nashville, TN 37208.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 7th day of September, 2022.

ROBERT MASONE

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Masone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TENNESSEE, this 7th day of September, 2022.

Notary Public

My Commission Expires: **April 19, 2025**

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 7th day of September, 2022.

Notary Public

My Commission Expires: **April 19, 2025**

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN