Karen Johnson Davidson County
Batch# 917586 DEEDQC
09/16/2022 10:21:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220916-0103426

EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A SEC. 67-4-409 (3)(F)

THIS INSTRUMENT PREPARED BY:
Spragins, Barnett & Cobb, PLC
Nancy L. Choate, Attorney at Law
312 E Lafayette St.
Jackson, Tennessee 38301

Without Survey or Title Examination (ak/cc)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Daniel R. Merwin, Jr. and
Caroline R. Merwin,
Trustees of the
Merwin Family Trust
700 1st Ave N Unit 507
Nashville, TN 37201

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Daniel R. Merwin, Jr. and
Caroline R. Merwin,
Trustees of the
Merwin Family Trust
32 Tanger Lake Cove
Jackson, TN 38305

Map & Parcel: 082 14 0C 507.00 – 700 1st Ave N Unit 507

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, DANIEL R. MERWIN, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto DANIEL R. MERWIN, JR. AND CAROLINE R. MERWIN, TRUSTEES OF THE MERWIN FAMILY TRUST, all of my right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

MAP & PARCEL: 082 14 0C 507.00

A certain condominium located in Davidson County, Tennessee, being Unit 507 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number in 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument

Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain parking space number 12.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eve Condominium of record in Instrument No. 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended by instrument(s) of record in Instrument No. 20210614-0079782; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 700 1st Avenue N #507 Nashville TN 37201.

Being the same real estate conveyed to DANIEL R. MERWIN, by Warranty Deed of record as Instrument Number 20220718-0081898 in the Register's Office of Davidson County, Tennessee.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

CAROLINE R. MERWIN joins in this conveyance for the purpose of conveying any interest she may have in the property as the spouse of DANIEL R. MERWIN.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 14 day of September, 2022.

DANIEL R. MERWIN

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared DANIEL R. MERWIN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 14 day of September, 2022.

Notary Public

My Commission Expires: 10-22-2025

AMBER KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 14 day of September, 2022.

Notary Public

My Commission Expires: 10-22-2025

AMBER KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

CAROLINE R. MERWIN

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared CAROLINE R. MERWIN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 14 day of September, 2022.

Notary Public

My Commission Expires: 10-22-2025

AMBER KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY