This instrument was prepared by
FOREMAN WATSON HOLTREY, LLP
101 SE Parkway Court, Suite 220
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 933728 DEEDQC
10/26/2022 09:40:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221026-0115866

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold Foreman Watson Holtrey, LLP, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Victoria C. Martin, Trustee Victoria C. Martin Living Trust dated October 18, 2022 7245 HWY 70 S, #105 Nashville, TN 37221	SAME	142070E10500CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Grantor, **Victoria Martin**, who is one and the same as Victoria C. Martin, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto Grantee, **Victoria C. Martin, Trustee, or her successors in interest, of the Victoria C. Martin Living Trust, dated October 18, 2022, and any amendments thereto,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being a certain condominium apartment, being Unit No. 105 of Belle Glen Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, and by Third Amendment of record in Book 11210, Page 181, all of record in Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed; reference is hereby made to the Plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office, for a more particular description of such unit.

Being the same property conveyed to Victoria Martin by Warranty Deed of record from John E. Perkins and wife, Darryl Perkins, in Instrument No. 20140922-0086929, Register's Office for Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE GLEN, as recorded in Plat Book 8250, Page(s) 929.

Terms and provisions of by-Laws of Belle Glen Condominium Owners' Association, Inc. recorded in Book 11127, Page 406.

Charter of Belle Glen Condominium Owners' Association, Inc. recorded in Book 11127, Page 404 and Book 11163, Page 12.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE GLEN Condominiums of record in Book 11127, Page 361 , as amended by instrument(s) of record in Book 11156, Page 478, Book 11186, Page 935 and Book 11210, Page 184; 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.

Conveyance of Open Space in favor of Belle Glen Condominium Owners' Association, Inc. recorded at Instrument No. 20041230-0155029.

The Company does not insure any right, title, or interest in or to any parking space(s) which may be conveyed or assigned in conjunction with the land described in Schedule "A".

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 7245 HWY 70S #105, Nashville, TN 37221.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS my hand this 18th day of October, 2022.

Victoria Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Victoria Martin** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 18th day of October, 2022.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

