Karen Johnson Davidson County
Batch# 939423 DEEDQC
11/08/2022 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221108-0120034

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-

AFFIANT

Subscribed and sworn to before me on this day, November 8, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-24-2026

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

New Owner Address:
John Lillard Templeton III and
Emme Norvell Templeton, Co-Trustees
910 Holly Forest
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142080B08100CO

QUITCLAIM DEED

John L. Templeton III and Emme N. Templeton, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **John Lillard Templeton III and Emme Norvell Templeton, Co-Trustees of the Templeton Family Trust, dated November 8, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 8, 2022**.

John L. Templeton III

Emme N. Templeton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John L. Templeton III and Emme N. Templeton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 8, 2022.

Notary Public

My Commission Expires:

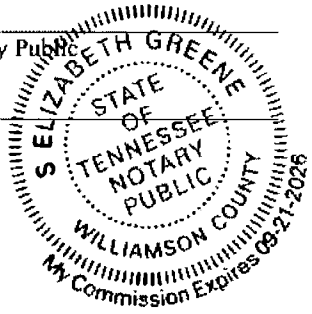


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 81, as shown on the plan of Phase Ill, Coronada, Town Home Condominiums, a Horizontal Property Regime, as shown on the plan of record in Book 5200, Page 67, as established by the Master Deed of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and in Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to John L. Templeton III and Emme N. Templeton, husband and wife, from Elizabeth J. Hill, unmarried, by deed of record in Instrument No. 20150828-0087490, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 910 Holly Forest, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 8, 2022.

Affiant Signature

11/8/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
November 8, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026