QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 946537 DEEDQC
12/01/2022 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221201-0125910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claude Earl Fox, III, and Steven E. Weldon	**Same**	
(NAME)	(NAME)	
2334 Traemoor Village Place		**114070A00100CO; 114-07-0A-005.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CLAUDE EARL FOX, III, TRUSTEE OF THE CLAUDE EARL FOX, III, REVOCABLE TRUST AND STEVEN E. WELDON, TRUSTEE OF THE STEVEN E. WELDEN REVOCABLE TRUST ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CLAUDE EARL FOX, III, AND STEVEN E. WELDON, A MARRIED COUPLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I (PARCEL ID 114070A00100CO):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070323-0035561; AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AS SHOWN AS AN EXHIBIT PLAT TO THE AMENDMENT IN INSTRUMENT NO. 20080808-0081934, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE EARL FOX, III, TRUSTEE OF THE CLAUDE EARL FOX, III, REVOCABLE TRUST AND STEVEN E. WELDON, TRUSTEE OF THE STEVEN E. WELDEN REVOCABLE TRUST, BY WARRANTY DEED FROM DAVID B. BECKETT, A SINGLE MAN, OF RECORD IN INSTRUMENT NUMBER 20220207-0014067, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (PARCEL ID 114-07-0A-005.00CO):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 5 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO: 20070323-0035561; AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AS SHOWN AS AN EXHIBIT PLAT TO THE AMENDMENT IN INSTRUMENT NO: 20080808-0081934, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVE WELDON, TRUSTEE OF THE STEVEN E. WELDEN REVOCABLE TRUST AND CLAUDE EARL FOX, TRUSTEE OF THE CLAUDE EARL FOX REVOCABLE TRUST, BY QUITCLAIM DEED FROM STEVE WELDON AND HUSBAND, CLAUDE EARL FOX, III, OF RECORD IN INSTRUMENT NUMBER 20190109-0002344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID STEVE WELDON, TRUSTEE, AND STEVEN E. WELDON, TRUSTEE, BEING ONE AND THE SAME.

THE SAID CLAUDE EARL FOX REVOCABLE TRUST AND CLAUDE EARL FOX, III, REVOCABLE TRUST BEING ONE AND THE SAME. THE SAID CLAUDE EARL FOX, TRUSTEE, AND CLAUDE EARL FOX, III, TRUSTEE, BEING ONE THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2014 Traemoor Village Drive, Nashville, TN 37209; and 2022 Traemoor Village Drive, Nashville, TN 37209**

Witness our hands this the 30 day of November, 2022.

THE CLAUDE EARL FOX, III, REVOCABLE TRUST

By: Claude Earl Fox, III
Its: Trustee

THE STEVEN E. WELDON REVOCABLE TRUST

By: Steven E. Weldon
Its: Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Claude Earl Fox, III**, Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of The Claude Earl Fox, III, Revocable Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal, this the 30 day of november, 2022.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Steven E. Weldon**, Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of The Steven E. Weldon, Revocable Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal, this the 30 day of November, 2022.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or 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 12/1/22.

Date

Affiant Signature

12/1/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)