QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 946538 DEEDQC
12/01/2022 01:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221201-0125911

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	**Same**	
(NAME)	(NAME)	
2334 Traemoor Village Place		**105-14-D-307.00CO; 118060D04500CO**
(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 DATED AUGUST 15, 2002 ("GRANTOR")

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

CLAUDE EARL FOX, III, A MARRIED MAN ("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 105-14-D-307.00CO):

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 307 OF LOFTS ON EIGHTH, 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 THE LOFTS ON EIGHTH OF RECORD IN INSTRUMENT NUMBER 20061116-0142670, AS AMENDED IN INSTRUMENT NO. 20071227-0148044, 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 E TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE EARL FOX, III, TRUSTEE OF THE CLAUDE EARL FOX, III, REVOCABLE TRUST DATED AUGUST 15, 2002, BY WARRANTY DEED FROM LAUREN THOMAS, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20161007-0106417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (PARCEL ID 118060D04500CO):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 45, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NO. 20110311-0019705, IN

THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE EARL FOX, III, TRUSTEE, OF THE CLAUDE EARL FOX, III, REVOCABLE TRUST DATED AUGUST 15, 2002, BY WARRANTY DEED FROM COOPER BARTH AND BETHANIE BARTH, OF RECORD IN INSTRUMENT NUMBER 20190529-0050871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **2201 8th Avenue South #307, Nashville, TN 37204; and 205 Copley Lane, Nashville, TN 37204**

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

THE CLAUDE EARL FOX, III,
REVOCABLE TRUST DATED AUGUST 15, 2002

By: Claude Earl Fox, III
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 dated August 15, 2002, 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 01-06-2024

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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