Karen Johnson Davidson County
Batch# 948074 DEEDQC
12/05/2022 03:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221205-0126963

THIS INSTRUMENT PREPARED BY:
Andrew J. Bellm
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrew J. Bellm

AFFIANT

Subscribed and sworn to before me, this 5th day of December, 2022.

Lynne B. Jarvis

Notary Public

My Commission Expires: 1-11-2026

LYNNE B. JARVIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
2222 11th Ave, S. Trust c/o John W. Hargis, Trustee 2222 11th Avenue South Nashville, Tennessee 37204	New Owner	105 13 3H 001.00 105 13 3H 002.00

This conveyance is being made for the express purpose of combining Davidson County Map 105-13, Parcels 1.00 and 2.00.

WHEREAS, **JOHN W. HARGIS, TRUSTEE OF THE 2222 11TH AVE, S. TRUST**, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019, is the owner in fee simple of the real property described in Exhibit "A" hereto, being the same property conveyed to John W. Hargis, Trustee of the 2222 11th Ave, S. Trust, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019 by Trustee's Quitclaim Deed from **John W. Hargis, Successor Trustee of the Sandra W. Duncan Living Trust dated November 20, 2019**, dated November 11, 2022, of record in Instrument No. 20221115-0121622, Register's Office for Davidson County, Tennessee; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Map 105-13, Parcels 1.00 and 2.00; and

WHEREAS, **JOHN W. HARGIS, TRUSTEE OF THE 2222 11TH AVE, S. TRUST**, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019, as owner of said property, now wishes to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Map 105-13, Parcels 1.00 and 2.00 into a single tax parcel, **JOHN W. HARGIS, TRUSTEE OF THE 2222 11TH AVE, S. TRUST**, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019, does hereby quitclaim, transfer and convey unto **ANDREW J. BELLM, TRUSTEE**, his successors and assigns, all right, title and interest in and to the following described real property comprised of Davidson County Map 105-13, Parcels 1.00 and 2.00:

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

And now, I the said **ANDREW J. BELLM, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **JOHN W. HARGIS, TRUSTEE OF THE 2222 11TH AVE, S. TRUST**, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019, its successors and assigns, all right, title and interest in and to the same property described in Exhibit "A", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Parcel 1.00 on Davidson County Tax Map 105-13 is improved property located at 2222 11th Ave South, Nashville, Nashville, Tennessee 37204. Parcel 2.00 on Davidson County Tax Map 105-13 is improved property located at 2224 11th Ave South, Nashville, Tennessee 37204.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2022.

JOHN W. HARGIS, TRUSTEE OF THE 2222 11TH AVE, S. TRUST, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019

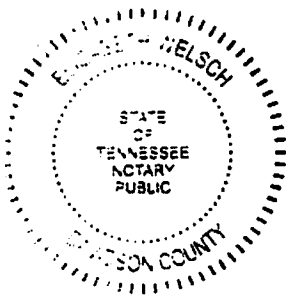
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **JOHN W. HARGIS, TRUSTEE OF THE 2222 11TH AVE, S. TRUST**, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 2022.

Notary Public

My Commission Expires: 11.6.24



IN WITNESS WHEREOF, the Trustee has executed this instrument on this 5th day of December, 2022.

Andrew J. Bellm

ANDREW J. BELLM, as TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW J. BELLM, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5½ day of December, 2022.

Lynne B Jenis

Notary Public

My Commission Expires: 1-11-26

EXHIBIT A

105 13 3H 001.00 - 2222 11th Avenue South, Nashville, Tennessee 37204
105 13 311 002.00 - 2224 11th Avenue South, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Units A and B of 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171101-0112270, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to John W. Hargis, Trustee of the 2222 11th Ave, S. Trust, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019 from John W. Hargis, Successor Trustee of the Sandra W. Duncan Living Trust dated November 20, 2019, by Trustee's Quitclaim Deed of record as Instrument No. 20221115-0121622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) all matters appearing on the plan of record in Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee; and (3) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee.

This is improved property known as 2222 and 2224 11th Avenue South, Nashville, Tennessee 37204.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 November 30, 2022.

Affiant Signature

Date: December 5, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of December, 2022.

Notary's Signature

My Commission Expires: 1-4-26

Notary's Seal

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