This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 957944 DEEDQC
01/05/2023 08:30:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230105-0000789

Address New Owners:

**Araminta Williams**
**112 Long Valley Rd**
**Brentwood, TN 37027**

Send Tax Bills to:
SAME

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy M. Ryans and Chan McCullough as co-trustees of the Talton Williams 1997 Marital Trust**, do hereby quitclaim unto **Araminta Williams** all its interest in the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

**1260 Martin St #201, Nashville, TN 37203 Map & parcel: 105071A20100CO**

Land in Davidson County, Tennessee, being Unit No. 201 of the 1260 Martin Condominium, described in the Declaration for the 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211 -0013466, 20170724 -0074509, 20170918-0095139, 20070919-0095966 and 20180227-0018384; assign of rights in Instrument No. 20180228-0018775, Register's Office for said County, 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, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from James R. Calbierz and Andrew Calbierzas, to Nancy M. Ryans and Chan McCullough as co-trustees of the Talton Williams 1997 Marital Trust. Said deed was recorded on June 20, 2019, Instrument No. 20190620-0059340 in the Register's Office of 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.

Subject to the Declaration for The 1260 Martin Condominium of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966, 20170724-0074509, 20170918-0095139 and 20170919-0095966, 20180227-0018384 assign of rights in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.

Subject to the Declaration for The Finery Master Condominium of record in

Instrument No. 20150807-0079087, Corrected in Instrument No. 20151005-0101050, amended in Instrument Nos. 20160601-0054729 and 20161118-0121688, Register's Office for Davidson County, Tennessee.

Easement for Purpose of Public Street Right of Way, recorded in Instrument No. 20151109-0113800.

Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151005-0101365.

All Matters set out in Metro Ordinance No. BL2013-403 recorded at Instrument No, 20130917-0097688.

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

WITNESS our hands this 29th day of November 2022.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Ryans and Chan McCullough, co-trustees of the Talton Williams 1997 Marital Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained by signing the name of the trust, Talton Williams 1997 Marital Trust, as co-trustees.

Witness my hand and official seal at Nashville, 'Tennessee, this 29th day of November, 2022.

Commission expires 8-10-25 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

AFFIANT

Subscribed and sworn to me this 29th day of November, 2022.

Commission expires 8-10-25 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY