QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 964084 DEEDQC
01/24/2023 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230124-0005530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2023.

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		**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, AND STEVEN E. WELDON, A MARRIED COUPLE ("GRANTOR")

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

CLAUDE EARL FOX, III, MARRIED ("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 A PORTION OF THE SAME PROPERTY CONVEYED TO CLAUDE EARL FOX, III, AND STEVEN E. WELDON, A MARRIED COUPLE, BY QUITCLAIM DEED FROM 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, OF RECORD IN INSTRUMENT NUMBER 20221201-0125910, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO CLAUDE EARL FOX, III, AND STEVEN E. WELDON, A MARRIED COUPLE, BY QUITCLAIM DEED FROM 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, OF RECORD IN INSTRUMENT NUMBER 20221201-0125910, 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: **2014 Traemoor Village Drive, Nashville, TN 37209; and 2022 Traemoor Village Drive, Nashville, TN 37209**

Witness our hands this the 13th day of January, 2023.

Claude Earl Fox, III

Steven E. Weldon

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ WALKER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Claude Earl Fox,, III, and Steven E. Weldon**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 11-14-26

202301240005530

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 1/24/22.

Date

Affiant Signature

1/24/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of January, 2023.

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)