Karen Johnson Davidson County
Batch# 967696 DEEDQC
02/06/2023 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20230206-0008253

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF January, 2023

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

Notary Public

MY COMMISSION EXPIRES: 11/07/2026
(AFFIX SEAL)

WG-P-23-1505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belmont University a Tennessee Non-Profit Corporation		
(NAME) **1900 Belmont Blvd,**	(NAME) **Same**	**10412032300**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NOTE: THE PURPOSE OF THIS DEED IS TO SHORTEN THE POSSESSORY INTEREST OF RAMONA WARD FITE

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, **RAMONA WARD FITE, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BELMONT UNIVERSITY A TENNESSEE NON-PROFIT CORPORATION** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

> Land in Davidson County, Tennessee being the most westerly 42 feet of Lot No. 54, Plan of Avalyn Place, of record in Plat Book 161, Page 150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Belmont University, a Tennessee Non-Profit Corporation by Special Warranty Deed from Ramona Ward Fite, unmarried and Julian T. Fite, unmarried with Ramona Ward Fite retaining a possesory interest in the property, of record in Instrument Number 20190211-0012800 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE SHALL BE SPECIFICALLY SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS, TO WIT:

Ramona Ward Fite shall be permitted to continue to occupy; physically possess; and have quiet enjoyment of the Property, retaining an estate for two (2) years after Closing (the "Possessory Term of Years"). The Buyer shall be permitted to take immediate possession of the Property upon the expiration of the Possessory Term of Years; however, the said Ramona Ward Fite shall be permitted a reasonable time, subsequent to the expiration of the Ramona Ward Fite, to remove her Personal Property from the Property.

(i) During the Possessory Term of Years, the said Ramona Ward Fite (a) shall be solely responsible for any and all maintenance required for her occupancy of the Property; (b) shall maintain, at the said Ramona Ward Fite's sole and absolute expense, adequate insurance written by an insurance company covering the personal property, equipment and fixtures of the said Ramona Ward Fite; and, (c) shall maintain, at the said Ramona Ward Fite's sole and absolute expense, public liability insurance, with respect to the said Ramona Ward Fite's possession of the Property.

(ii) During the Possessory Term of Years, the said Ramona Ward Fite shall have Purchaser named as an additional insured and shall furnish to Purchaser, at Closing, a duplicate of the policy or certificate of insurance related to (c) above.

(iii) During the Possessory Term of Years, the said Ramon Ward Fite shall be entitled to any and all rental income generated by and through any portion of the Property.

(iv) During the Possessory Term of Years, the Purchaser shall be solely responsible for the payment of any and all real property taxes assessed and due against the Property. During the Possessory Term of Years, the said Ramona Ward Fite shall reimburse the said Purchaser for the expense related to the real property taxes, yearly, within thirty (30) days of receipt, by Ramona Ward Fite, of the paid real property tax receipt, from Purchaser.

(v) During the Possessory Term of Years, the Purchaser shall maintain adequate fire and extended coverage insurance for full replacement value of the real Property (the Real Property Insurance'), to cover possible damage and/or destruction of the Property and shall name the said Ramona Ward Fite as an additional insured therein; and, shall furnish to Ramona Ward Fite, at Closing, a duplicate of the policy or certificate of said insurance. During the Possessory Term of Years, the said Ramona Ward Fite shall reimburse the said Purchaser for the expense related to the Real Property Insurance, yearly, within thirty (30) days of receipt, by Ramona Ward Fite, of the paid Real Property Insurance invoice, from Purchaser.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1505 Bernard Ave, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 30 day of January, 2023

Ramona Ward Fite
Ramona Ward Fite

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~DAVIDSON~~ HUERFANO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA WARD FITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2023.

Notary Public
My Commission Expires: Dec. 11, 2024
(SEAL)

MARY JO TESITOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204043167
MY COMMISSION EXPIRES DECEMBER 11, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 01/30/2023 (date of document).

Affiant Signature

Date 01/30/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 30 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026