This Instrument Prepared by Joy Buck Gothard, Attorney at Law
190 South Lowe Avenue, Cookeville, TN 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

Karen Johnson Davidson County
Batch# 967712 DEEDQC
02/06/2023 08:41:57 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230206-0008272

QUITCLAIM DEED

OWNER:
Willie Lloyd Harris and Abigail Harris, Co-Trustees of The Bluebird 2023 Joint Revocable Trust dated January 19, 2023

SEND TAX BILLS T
Willie Lloyd Harris an
Abigail Harris
149 West Spring Street
Cookeville, TN 38501

This instrument made and entered into on this the 19th day of January, 2023, by and between ***Lloyd Harris and Gail Harris, a/k/a Abigail Harris, husband and wife***, First Party; and ***Willie Lloyd Harris and Abigail Harris, Co-Trustees of The Bluebird 2023 Joint Revocable Trust dated January 19, 2023***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in the Ninth Zone of Davidson County, Tennessee, and more particularly described as follows, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of Encore, a Residential Condominium, 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 Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 as amended at Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, 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 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 Gary Curtis Brison, Jr. and Kerri Joan Brison, husband and wife by Warranty deed from Blake Bratcher, an unmarried man of record in Instrument No. 20201204-0141204 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 04, 2020.

This conveyance is subject to:

- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 7, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book R, Page 460, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No.20060411-0041760, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 10512, Page 477 and alsorecorded (sic) in Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Registers Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018429 and

Attorney's Certificate recorded in Instrument Number 20080225-0018430, Instrument No.20151203-0122000 and Instrument No. 20170324-0029048, Registers Office for Davidson County, Tennessee.

- Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Encore Residential Condominium attached as Exhibit "C" to Master Deed of record in Instrument No. 20080225-0018429, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Income restrictions set forth in Warranty Deed ?[ed (sic) in Instrument Number 20080409-0035941, Register's Office for Davidson County, Tennessee.
- Metropolitan Development and Housing Agency Nashville and Davidson County, Tennessee of record in Book 7631, Page 606, in the Register's Office for Davidson County, Tennessee.
- Third Amendment to the Master Deed for Encore, a Residential Condominium of record in Instrument no 20181016-0102535 , in the Register's Office for Davidson County, Tennessee.
- Mortgagee Consent and Approval of record in Instrument Number 20080225-0018427, in the Register's Office for Davidson County, Tennessee.
- Mortgagee Consent and Approval of record in Instrument Number 20080225-0018431, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of record in Instrument Number 20080409-0035941, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property know as: **301 Demonbruen Street Unit 303, Nashville, Tennessee 37201**.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Gary Curtis Brison, Jr. and Kerri Joan Brison, Husband and Wife, to Lloyd Harris and Wife, Gail Harris, Deed Reference: 20220906-0100063, Register's Office of Davidson County, Tennessee.

Location: 301 Demonbruen Street Unit 303

Map & Parcel: 093 06 0A 017.00

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

Lloyd Harris

Gail Harris

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Lloyd Harris and Gail Harris***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 19th day of January, 2023.

NOTARY PUBLIC

DONNA M NYMAN
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 7/1/2024

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.