Karen Johnson Davidson County
Batch# 973845 DEEDQC
02/24/2023 08:40:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230224-0013021

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Joseph and Blanca Scott, Co-Trustees 159 Blue Sky Court Tullahoma TN, 37388	Joseph and Blanca Scott, Co-Trustees 159 Blue Sky Court Tullahoma TN, 37388	072 06 3N 022.00 CO

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Joseph B. Scott and wife, Blanca Scott (collectively, the "Grantors"), do hereby sell, transfer, convey, and quitclaim unto Joseph Byron Scott and Blanca Scott, Co-Trustees of the 2023 Scott Tenancy by the Entirety Revocable Trust U/A dated February 16, 2023 (which is a Joint Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 16th day of February, 2023.

GRANTORS:

JOSEPH B. SCOTT

BLANCA SCOTT

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 16th day of February, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared JOSEPH B. SCOTT and BLANCA SCOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, this 16th day of February, 2023.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 20, 2024

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2023 SCOTT TENANCY BY THE ENTIRETY
REVOCABLE TRUST U/A DTD FEB 16, 2023

JOSEPH BYRON SCOTT, Co-Trustee/Affiant

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Sworn and subscribed to before me
this 16th day of February, 2023.

Notary Public
My Commission Expires: March 20, 2024

EXHIBIT A

MAP AND PARCEL NUMBER: 072 06 3N 022.00 CO

REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being a certain condominium located in Davidson County, Tennessee being Unit N. 309 of The Edison, a Condominium development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201 et. Seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of Record in Instrument No. 20181029-0107022, amended in Instrument No. 20181206-0119180 and 20181211-0120659 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 interests 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 Exhibit B to said Master Deed; together with a percentage inters in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

SOURCE OF TITLE: Quitclaim Deed of record as Document Number 20200311-0027454, Register's Office, Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.