Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Ramon Alejandro Cue, Esq.
Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Larry & Melissa Trent
Trustees of The Trent Family Living Trust
320 Inwood Way, Franklin, TN 37064

Send Tax Bills To:
Larry & Melissa Trent
Trustees of The Trent Family Living Trust
320 Inwood Way, Franklin, TN 37064

Karen Johnson Davidson County
Batch# 973902 DEEDQC
02/24/2023 10:11:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230224-0013126

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Larry M. Trent and Melissa W. Trent, Husband and Wife**, (hereinafter "Grantors") hereby quitclaim and convey unto **Larry Morlan Trent and Melissa Ward Trent, as Trustees of The Trent Family Living Trust dated November 18, 2021, and any amendments thereto** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 3902 Wallace Lane, Nashville, TN 37215

Map & Parcel: 116 12 0K 002.00 (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantors certify that **Larry M. Trent** is one and the same person as **Larry Morlan Trent**, and they further certify that **Melissa W. Trent** is one and the same person as **Melissa Ward Trent**.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this** 9th **day of** ~~November~~ February, 202~~2~~3.

Larry M. Trent

Melissa W. Trent

[NOTARY TO FOLLOW]

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th **day of** ~~November~~ February, **2022**, before me, the undersigned, personally appeared **Larry M. Trent** and **Melissa W. Trent**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: My Commission Expires April 3, 2023

JASON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Larry M. Trent

Subscribed and sworn to before me, **this** 9th **day of** ~~November~~ February, 2022.

Notary Public
My Commission Expires: My Commission Expires April 3, 2023

JASON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SCHEDULE A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2, of the **Wallace Close Condominiums**, a Horizontal Property Regine, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Wallace Close Condominiums, of record as Instrument No. 20041230-0155035, as amended in Instrument No. 20050301-0022155, and in Instrument No. 20050301-022156, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "E" to the Master Deed of Wallace Close Condominiums, of record in Instrument No. 20041230-0155035, said Register's Office, for a more complete identification and description of such Unit.

This being the same property conveyed to Larry M. Trent and Melissa W. Trent, husband and wife, by Ryan W. Dyer, married, via Warranty Deed dated July 21, 2017 and recorded as Instrument No. 20170724-0074543, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (1) The Plan of record as set out in Exhibit "E" to the Master Deed of record in Instrument No. 20041230-0155035, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; (2) The Premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wallace Close Condominiums of record in Instrument No. 20041230-0155035, and as amended in instrument No. 20050301-0022155, and in Instrument No. 20050301-022156, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants contained in instrument of record in Book 1318, Page 332, Register's Office for Davidson County, Tennessee; (4) Easement for Sanitary Sewers and Storm Drainage of record in Book 6855, Page 856, Register's Office for Davidson County, Tennessee; (5) Easement for Water Mains as set out in the Contract of record in Book 1037, Page 572, Register's Office for Davidson County, Tennessee; (6) Subject to all maters shown on the Plan of record in Book 4350, Page 166, said Register's Office; (7) Charter of Wallace Close Condominium Owners Association, Inc., of record in Instrument No. 20050210-0015356, Register's Office for Davidson County, Tennessee; and (8) taxes for the current year.

Map/Parcel: 116-12-0-K-002.00 (Davidson County, TN)

Address: 3902 Wallace Lane, Nashville, TN 37215