This Instrument Prepared by:
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604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch# 996773 DEEDQC
04/27/2023 08 17.28 AM 3 pgs
Fees: $17 00 Taxes $0 00
20230427-0030872

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Trustees of The McEachern-Moats Family Trust 207 South 11st Street Nashville, TN 37206	Same	08130C01700 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **STEVEN ALLEN MOATS and DAVID TODD McEACHERN, as tenants in common with full rights of survivorship,** (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **STEVEN ALLEN MOATS AND DAVID TODD McEACHERN AS CO-TRUSTEES OF THE McEACHERN-MOATS FAMILY TRUST**, and their successors, heirs and assigns. The real estate is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207A of MC3, a Condominium Development established pursuant to 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, under the Master Deed establishing MC3 of record in Instrument Number 20070628-0077498 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 Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting rights as set forth in Exhibit "B" (By-Laws) Section 6 to said Master Deed.

Being the same property conveyed to Steven Allen Moats and David Todd McEachern, tenants in common with full rights of survivorship, by Warranty Deed from Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, of record in Instrument Number 20121120-0106821, Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded November 20, 2012.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 24th day of April, 2023.

Affiant

My Commission Expires: _____

Notary Public

This is improved property, known as 207 South 11th Street, Nashville, TN 37206.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of April, 2023.

STEVEN ALLEN MOATS

DAVID TODD McEACHERN

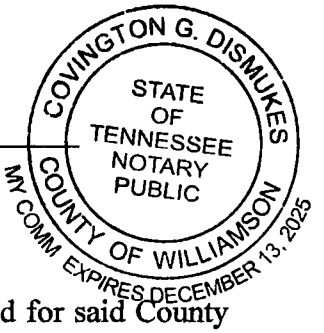
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN ALLEN MOATS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of April, 2023.

Notary Public
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires:_____



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID TODD McEACHERN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of April, 2023.

Notary Public

My Commission Expires:_____

