Karen Johnson Davidson County
Batch# 1015005 DEEDQC
06/14/2023 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230614-0045398

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
James M. Satterfield and Breanna M. Satterfield, Co-Trustees Satterfield 2023 Family Trust 4110 B Oriole Place Nashville, TN 37215	same	131 03 2A 002.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James M. Satterfield and wife, Breanna M. Satterfield, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to James M. Satterfield and Breanna M. Satterfield , Co-Trustees, and their successors in trust, of the Satterfield 2023 Family Trust dated May 31, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 of 4110 ORIOLE PLACE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4110 ORIOLE PLACE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160726-0076830, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4110 ORIOLE PLACE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160726-0076830, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James M. Satterfield and wife, Breanna M. Satterfield, by Quitclaim Deed dated June 14, 2023, from James M. Satterfield and Breanna M. Satterfield, being one and the same person as Breanna M. Borgert, of record at Instrument No. 20230614-0045317 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4110 B Oriole Place, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 9th day of June, 2023.

James M. Satterfield, Grantor

Breanna M Satterfield

Breanna M. Satterfield, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James M. Satterfield, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of June, 2023.

Notary Public

My Commission Expires: 3/3/26

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Breanna M. Satterfield, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of June, 2023.

Notary Public

My Commission Expires: 3/3/26

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

James M. Satterfield, Affiant

Subscribed and sworn to before me this 9th day of June, 2023.

Notary Public

My Commission Expires: 3/3/26

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 June 9th, 2023.

Carolyn S. Wenzel

6/14/23

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of June, 2023.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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