Karen Johnson Davidson County
Batch# 1019358 DEEDQC
06/27/2023 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230627-0048713

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

FROM: Karen H. Thompson, an unmarried individual.

TO: Karen H. Thompson, Trustee of the Karen H. Thompson Living Trust dated December 14, 2022, and any amendments thereto

MAP PARCEL NUMBER: 081-16-0L-001.00-CO

Name and Address of Property Owner: Karen H. Thompson
1012 Monroe Street
Nashville, TN 37208

Send Tax Bills To: (SAME)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen H. Thompson
Affiant

Subscribed and sworn to before me, this date: Dec 14 2022

Notary Public

My Commission Expires: 04/19/2025

I hereby QUITCLAIM to Karen H. Thompson, Trustee, or her successors in interest, of the Karen H. Thompson Living Living Trust dated December 14, 2022, and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Unit A of 1010 Monroe Street Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1010 Monroe Street Homes, a Horizontal Property Regime with Private Elements, of

record as Instrument No. 20170419-0038269, 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 1010 Monroe Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170419-0038269, 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 part of the same property conveyed to PFox, LLC, a Tennessee limited liability company by deed from Anne Groves and Kaleda N. Bentley and Shirl T. Groves, heirs of Charles Edward Groves of record in Instrument No. 220170308-0022773, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Karen H. Thompson, a Tennessee limited liability company by deed from PFox, LLC, a Tennessee limited liability company, of record in Instrument No. 20190222-0016077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1012 Monroe Street, Nashville, TN 37208.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.

Witness my hand on the 14 day of December 2022.

Karen H. Thompson

GRANTOR: Karen H. Thompson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Katie L Clark, a Notary Public in and for said County and State, the within named Karen H. Thompson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee on December 14 2022.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Karen H. Thompson, do hereby make an 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 12/14/2022.

Karen H. Thompson

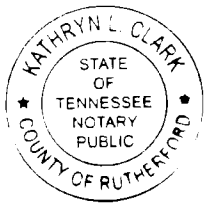
Name: Karen H. Thompson

Date 06/27/2023

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 06/27/2023.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125