THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Atty. SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

ADDRESS NEW OWNER(S): **Timothy S. Foster and Melody (aka Melodie) Foster, Revocable Trust**
109 Ashlawn Drive
Nashville, TN. 37215

SEND TAX BILLS TO: Same

MAP/PARCEL: 131 06 0 G 109 00 co

FOR AND IN CONSIDERATION $10.00 and other consideration and for the **express purpose of making a re-conveyance to Timothy S. Foster and Melody (aka Melodie) Foster, Revocable Trust.**

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Timothy S. Foster and Melody Foster, Husband and Wife** (Grantor) does hereby quitclaim and convey to **Timothy S. Foster and Melody (aka Melodie) Foster, Revocable Trust** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows: **SEE ATTACHED**

The purpose of this conveyance is to place this property in a Revocable Trust.

Being the same property conveyed to Timothy S. Foster and wife, Melody Foster, Husband and Wife, filed of record in instrument Number 20100430-0033070 Register's Office for Davidson County, Tennessee.

This property is known as 109 Ashlawn Drive, Nashville, TN. 37215
The purpose of this conveyance is to place this property in a Revocable Trust.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 2 day of Aug, 2023.

Timothy S. Foster

Melody S. Foster

Timothy S. Foster **Melody S. Foster**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy S. Foster and Melody S. Foster,** with whom I am personally acquainted (or whose identify was 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 official seal on this the 2 day of Aug, 2023.

Notary Public My Commission Expires:

J. BLAKE FREEMAN — State of Tennessee Notary Public — DAVIDSON COUNTY
My Commission Expires 05-07-2024

Karen Johnson Davidson County
Batch# 1034498 DEEDQC
08/04/2023 08 35 53 AM 3 pgs
Fees. $17.00 Taxes· $0.00

20230804-0060299

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 2 day of Aug, 2023.

Notary Public
My Commission Expires:

JAKE FREEMAN
State of Tennessee
Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires 05-07-2024

10-03456 FOSTER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 109 of Burton Hills, Village of Ashlawn, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Randall W. Bolden and Diana A. Bolden by Warranty Deed from Taras Semchyshyn and wife, Elizabeth Ashley Nelms, recorded on the 18th day of May, 2005 in Instrument No. 20050518-0055937, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, VILLAGE OF ASHLAWN, as recorded in Boundary Plat Book 6250, Page(s) 978, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

d. Declaration of Restrictions recorded in Book 6326, Page 588 and Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520 and Book 7076, Page 691 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of The Council of Co-Owners Burton Hills, Village of Ashlawn recorded in Book 7076, Page 763.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURTON HILLS, VILLAGE OF ASHLAWN Condominium of record in Book 7076, Page 696 , as amended by instrument(s) of record in Book 7308, Page 859; also subject to 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 building thereon

g Charter of Burton Hills Estate Association, Inc. recorded in Book 6665, Page 1, Book 6517, Page 511, Book 6921, Page 214 and Book 6921, Page 216.

h. Easement recorded in Book 3702, Page 252.

i. Agreement recorded in Book 6470, Page 383, Book 7147, Page 411 and Book 7147, Page 416.