Karen Johnson Davidson County
Batch# 1039396 DEEDQC
08/17/2023 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230817-0064182

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
4413 Warner Place Community Property Trust 4413 Warner Place Nashville, TN 37205	Same	13010001000

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN PAGE DAVIDSON and NINA H. DAVIDSON, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey unto JOHN PAGE DAVIDSON and NINA H. DAVIDSON, Co-Trustees of the 4413 WARNER PLACE COMMUNITY PROPERTY TRUST, all of their right, title, and interest in that certain real property in Davidson County, Tennessee more particularly described in Exhibit A attached hereto.

This is property known as 4413 Warner Place, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17th day of August, 2023.

JOHN PAGE DAVIDSON

NINA H. DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JOHN PAGE DAVIDSON, 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, at office, as of this 17TH day of AUGUST, 2023.

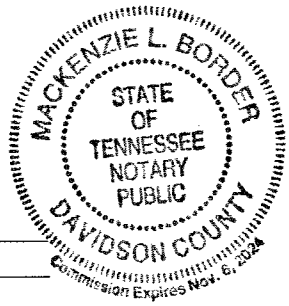


Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, NINA H. DAVIDSON, 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, at office, as of this 17TH day of AUGUST, 2023.



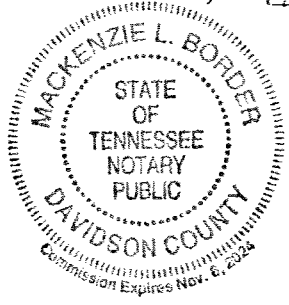
Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Nina H Davidson
Affiant

Subscribed and sworn to before me, this 17TH day of AUGUST, 2023.



Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being the west 100 feet of Lot No. 28, on the Map of The Subdivision of Block "C" Belle Meade No. 2, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 100 feet on the south side of Warner Place and runs back between line 345.75 feet more or less on the east line and 346 feet on the west line to a dead line on which it measures 100 feet.

Being the same property conveyed from Jeffrey C. Factor and wife, Shawn L. Factor by Deed dated November 30, 2009 to John Page Davidson and Nina H. Davidson of record in Instrument No. 20091231-0119095 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have not been paid but are not due and payable.
2. All matters appearing on the Plan of record as Book 421, Page 58, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, Page 410, Register's Office for Davidson County, Tennessee.

35894749.2

Tennessee Certification of Electronic Document

I, Adam Harrer, do 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 Aug 17, 2023 (date of document).

Affiant Signature

08/17/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

