Karen Johnson Davidson County
Batch# 1044148 DEEDQC
08/30/2023 08 24 21 AM 2 pgs
Fees $12 00 Taxes $0 00
20230830-0067829

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JENNIFER DALTON, AFFIANT Subscribed and sworn to before me, this 23rd day of August 2023. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GARY DALTON, HELENE DALTON, AND MICHAEL NICASTRO, CO-TRUSTEES 303 31st Avenue N #405 Nashville, TN 37203	Jennifer Dalton 1101 Chateau Lane Nashville, TN 37215	Map and Parcel No.: 104-02-2-M-048.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jennifer Dalton, ("Grantor") do hereby quitclaim, transfer and convey unto Gary Dalton, Helene Dalton, and Michael Nicastro, Co-Trustees of the Jemi Irrevocable Trust, created August 22, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 303 31st Avenue N #405, Nashville, TN 37203, and more particularly described as follows:

Located in Davidson, County, Tennessee, being Unit No. 48, on the Odyssey Condominium Plat, filed as an Exhibit to and established by Declaration for Odyssey

Condominium, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308 and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166, and amended in Instrument No 20230515-0035857, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jennifer Dalton from Parthenon Holdings DE LLC, a Delaware limited liability company, by Special Warranty Deed recorded in the Register's Office of said county and state in Instrument No. 20230720-0056142.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23rd day of August 2023.

Jennifer Dalton, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jennifer Dalton**, the Grantor, 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 official seal at office, this 23rd day of August 2023.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025