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.

CORRECTED
QUITCLAIM DEED

([redacted] street address from Drive to Ct on **20230804-0060299**)

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
Timothy S. Foster and Melody (aka Melodie) Foster, Revocable Trust 109 Ashlawn Ct. Nashville, TN 37215	228 Ashawn Blvd. Old Hickory, TN. 37138	131-06-0 G 109 00 co

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 wife, Melody S. Foster** (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 LEGAL

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 S. Foster, filed of record in instrument # 20100430-0033070Register's Office for Davidson County, Tennessee. Then to Timothy S. Foster and Melody (aka Melodie) Foster, Revocable Trust filed in instrument #20230804-0060299.

This property is known as 109 Ashlawn Ct., Nashville, TN 37215

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 28 day of Aug, 2023.

[redacted] 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 28 day of Aug, 2023.

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN

My Commission Expires 05-07-2024

Notary Public/ My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

[redacted] Affiant

Sworn to before me this 28 day of Aug, 2023.

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN

My Commission Expires 05-07-2024

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 1050748 DEEDQC
09/18/2023 08:13:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230918-0072748

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.

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.