Karen Johnson Davidson County
Batch# 1061532 DEEDQC
10/17/2023 02:11:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231017-0081469

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX PARCEL ID:**
Lauren Nicole Plum 2020 Trust 1110A 57th Avenue North Nashville, Tennessee 37209	SAME	091064Q001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAUREN PLUM** (the "Grantor"), does hereby quitclaim unto **LAUREN NICOLE PLUM, TRUSTEE OF THE LAUREN NICOLE PLUM 2020 TRUST** (hereinafter the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> This is improved property known as 1110A 57th Avenue North, Nashville, Davidson County, Tennessee 37209 and being more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20220422-0046867, and any and all restrictions, existing roadways, easements and rights-of-way of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 17 day of October, 2023.

[*Signatures appear on next page*]

GRANTOR:

Lauren Plum

LAUREN PLUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Lauren Plum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of October, 2023.

Elizabeth J. Barbour

NOTARY PUBLIC

ELIZABETH J. BARBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

My Commission Expires:
1/6/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
13th day of October, 2023.

Notary Public

My Commission Expires:
1/6/2025

ELIZABETH J. BARBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

EXHIBIT A

Legal Description

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for Eleven-Ten Fiftyseventh Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220422-0046865, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of Eleven-Ten Fiftyseventh Avenue North, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220422-0046865, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said lot.

Being the same property conveyed to LAUREN PLUM, by Warranty Deed from Kirtley Whittington and Lanie Whittington, Co-Trustees of the Whittington Joint Revocable Trust, created February 8, 2022, dated September 25, 2023, of record in Instrument No. 20230928-0076080, Register's Office for Davidson County, Tennessee.