This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 14th day of September, 2023. TRENT LINVILLE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY Notary Public My Commission Expires: May 21, 2025 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

QUITCLAIM DEED

THIS INDENTURE, made this 14th day of September, 2023, among:

MARK JAMES DAVIDSON AND MELINDA SUE DAVIDSON, HUSBAND AND WIFE,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARK JAMES DAVIDSON AND MELINDA SUE DAVIDSON, TRUSTEES OF THE DAVIDSON LIVING TRUST DATED JULY 18, 2023,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell. transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

See Exhibit "A" attached hereto and by reference made a part hereof.

Being the same property conveyed to Mark James Davidson and Melinda Sue Davidson, husband and wife, by Warranty Deed from Andrew K. Fogle, an unmarried man, dated May 28, 2021 and recorded June 1, 2021 at Reference No. 20210601-0073065, in said Register's Office for Davidson County, Tennessee.

This improved property is situated at 301 Demonbreun Street #1302, Nashville, TN 37201.

Karen Johnson Davidson County
Batch# 1065445 DEEDQC
10/27/2023 08:16:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20231027-0084044

THIS DEED has been prepared solely upon information furnished by **Mark James Davidson and Melinda Sue Davidson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mark James Davidson

Mark James Davidson

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mark James Davidson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2023

Notary Public
My Commission Expires: May 21, 2025



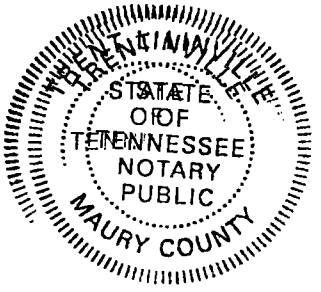
Melinda Sue Davidson

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Melinda Sue Davidson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2023

Notary Public
My Commission Expires: May 21, 2025



Owner Name & Property Address:

Mark James Davidson and Melinda Sue Davidson, Trustees
Davidson Living Trust dated July 18, 2023
301 Demonbreun Street #1302
Nashville, TN 37201

Responsible Party For Taxes:

Mark James Davidson and Melinda Sue Davidson, Trustees
Davidson Living Trust dated July 18, 2023
2020 Gweneth Drive
Spring Hill, TN 37174

Tax Map and Parcel: 93-6-A-178 CO

Exhibit "A"

A certain condominium located in Davidson County, Tennessee, being Unit 1302 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.