Karen Johnson Davidson County
Batch# 1067000 DEEDQC
11/01/2023 09:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231101-0085354

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
George H. Christianson II, Trustee 2905 Parthenon Avenue Unit 303 Nashville, Tennessee 37203	SAME	092 14 0A 303.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George H. Christianson II**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **George H. Christianson II, Trustee of the George H. Christianson II Living Trust, established by the Revocable Trust Agreement of George H. Christianson II dated October 12, 2023**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 12th day of October, 2023.

George H. Christianson II

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 George H. Christianson II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of October, 2023.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 303, together with the appurtenant interest in the common elements of Artesia Condominiums, a horizontal property regime established by Declaration as Instrument No. 20090706-0062835, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Together with Parking Space No. 10 and Storage Space No. 8 as allocated and/or assigned to the said Unit No. 303 in the said Declaration.

Being the same property conveyed to George H. Christianson II, unmarried, by deed from Dank of Camden, a Tennessee banking corporation, of record as Instrument No. 20150501-0039058, Register's Office for Davidson County, Tennessee.

George H. Christianson II and George Howard Christianson II are one and the same person.

This conveyance is made subject to:

1. Taxes for the current year and subsequent years.

2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Artesia Condominiums, of record in Instrument No. 20090706-0062835, Register's Office for Davidson County, Tennessee.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

5. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument 20070522-0060894, Register's Office for Davidson County, Tennessee.

7. Storm water detention agreement of record in Instrument No. 20070510-005611, Register's Office for Davidson County, Tennessee.

This is improved property known as 2905 Parthenon Avenue Unit 303, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/12/23.

10/12/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

