Karen Johnson
Batch # 1081568
12/13/2023 01:54:03 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231213-0096248

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration is $0.00

Affiant: Gary Dillard

Subscribed and sworn before me, this the 8th day of December, 2023.

Notary Public:
My Commission Expires:

ADDRESS OF NEW OWNER:
Gary Dillard
P.O. Box 218002
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
142-02-0-A-212.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Thomas Cartwright, a married man**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Gary Dillard, a married man**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

BEING Unit No. 212 of The Arlington at Williamsburg Office Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, Page 735, and as amended in Book 8166, Page 636, and in Book 10266, Page 702 and in Book 10398, Page 879, 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 said Master Deed, as amended. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Arlington at Williamsburg Office Park Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Gary Dillard, a married man and Thomas Cartwright, a married man, by Warranty Deed from James C. Wilson, Jr. and wife, Jenny L. Wilson, dated January 31, 2023, of record in Instrument No. 20230203-0007893, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 8122 Sawyer Brown Rd., Suite 212, Nashville, TN 37221.

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

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

Said property is commercial property having never been the Grantor's primary residence.

IN WITNESS WHEREOF, this document was executed this 8th day of December, 2023.

Thomas Cartwright

Thomas Cartwright

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Cartwright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official ~~seal at office, this~~ 8th day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026