This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1082975 DEEDQC
12/18/2023 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231218-0097204

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Arthur Raymond Trust **301 Demonbreun Street, Unit 1516** **Nashville, TN 37201**	**093-06-0A-232.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANDREW P. STRAYER and wife, CAROL G. STRAYER, as tenants by the entirety** ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey unto the **ARTHUR RAYMOND TRUST U/T/A DECEMBER 5, 2023**, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, ("Grantee") its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1516 of Horizontal Property Regime of Encore, 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 establishing Encore, a Master condominium of record as Instrument No. 20080225-0018425 and in Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, 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 to said Master Deded; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to ANDREW P. STRAYER and CAROL G. STRAYER, HUSBAND AND WIFE, by deed from DAVID LEE MORRIS, of record in Instrument No. 20151120-0118144 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 301 Demonbreun Street, Unit 1516, Nashville, Davidson County, Tennessee 37201.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature Page to Quitclaim Deed.]

In witness whereof, Grantors have caused this instrument to be dated and effective this 5TH day of December, 2023.

GRANTORS:

ANDREW P. STRAYER

CAROL G. STRAYER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ANDREW P. STRAYER and CAROL G. STRAYER, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of DECEMBER 2023.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 5th day of DECEMBER, 2023.

NOTARY PUBLIC

My Commission Expires: 5/13/25

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 December 5, 2023 (date of document).

Affiant Signature

12-6-23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of December, 2023

Notary's Signature

My Commission Expires: 11-2-2026

