Karen Johnson Davidson County
Batch # 1093837 DEEDQC
01/24/2024 03:49:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240124-0004870

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Modisher & Williams Tennessee Community Property Trust 1003 Clearview Drive Nashville, TN 37205	Same	116-8N 002.00 CO 7DA-93332

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CHRISTINE A. MODISHER and MARSHA A. WILLIAMS**, a married couple, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **CHRISTINE A. MODISHER and MARSHA A. WILLIAMS**, as the Co-Trustees of the **MODISHER & WILLIAMS TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> LAND in Davidson County, Tennessee, being Unit No. lB on the plan of Cavener Place Condominiums, of record in Plat Book 9700, page 596, Register's Office for said County, a Horizontal Property Regime, 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 10623, page 226, as amended in Instrument No. 200006050055771, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements appurtenant to said units as set forth in said Master Deed, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Christine A. Modisher and Marsha A. Williams, as joint tenants with right of survivorship, by Warranty Deed from Douglas R. Cavener and wife, Lan Wu-Cavener of record in Instrument No. 20000920-0093308, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 24th day of January, 2024.

Affiant

Notary Public

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

This is improved property known as 1003 Clearview Drive, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of January, 2024.

CHRISTINE A. MODISHER

MARSHA A. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE A. MODISHER and MARSHA A. WILLIAMS**, a married couple, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of January, 2024.

Notary Public

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027