Karen Johnson Davidson County
Batch# 1096552 DEEDQC
01/31/2024 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240131-0006908

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO: |
|---|---|---|
| Biloxi Townhomes, LLC | | 118022B00500CO |
| 999 Davidson Dr., #B | same as new owner | 118022B00600CO |
| Nashville, TN 37205 | | |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES A. FRASER AND ANNIE O. FRASER, AS TRUSTEES OF THE JAMES A. FRASER & ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006 do remise, release and quitclaim unto BILOXI TOWNHOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, all of his right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 5 & 6, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 6 on Biloxi of record in Instrument No. 20160817-0085700 and amended in Instrument No. 20200624-0068054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JAMES A. FRASER AND ANNIE O. FRASER, AS TRUSTEES OF THE JAMES A. FRASER & ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006, by deed from 6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201202-0139687, dated November 20, 2020, said Register's Office.

This property is known as 2709 and 2711 Biloxi Avenue, Nashville, TN 37204.

WITNESS my hand this the 31st day of January, 2024.

JAMES A. FRASER & ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006

James A. Fraser, Trustee

Annie O. Fraser, Trustee

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Fraser & Annie O. Fraser as Trustees of the James A. Fraser & Annie O. Fraser Family Trust, Dated August 8, 2006, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 31st day of January, 2024.

Notary Public

My commission expires: 1/11/26

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 31st DAY OF January, 2024.

NOTARY PUBLIC

My Commission Expires: 1/11/25

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.**
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

**No title examination was performed by West End Title & Escrow, LLC in connection with the preparation of this Instrument, and West End Title & Escrow, LLC makes no representation or warranty regarding the state of the title of, or Grantor's interest in, the subject property.**

**Tennessee Certification of Electronic Document**

I, Paul Soper, 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 1/31/24 (date of document).

Affiant Signature

1/31/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

