This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number:

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1099578 DEEDQC
02/09/2024 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240209-0009148

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7 day of February, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa R. Page 110 Noel Cove Circle Hermitage, TN 37076	New Owner	086-10-0B-110.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Lisa R. Page, unmarried and Aylward W. Geier, unmarried,** ("Grantor"), do hereby quitclaim and convey unto, **Lisa R. Page, an unmarried woman** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 110 on the Plan of Noel Cove Townhomes, as of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Lisa R. Page, unmarried and Aylward W. Geier, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Mary Frances Wright, a single person, dated September 24th, 2020, recorded September 25th, 2020, of record in Instrument No. 20200925-0110762, Register's Office for Davidson County, Tennessee. The said Warranty Deed was also recorded on September 30th, 2020, of record in Instrument No. 20200930-0112939.

This is **improved** property located at: **110 Noel Cove Circle, Hermitage, TN 37076.**

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 and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of February, 2024.

GRANTOR:

Lisa R. Page

Aylward W. Geier

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lisa R. Page,** the within named bargainor, 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 seal at office this 9 day of February, 2024.

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF Ohio
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Aylward W. Geier,** the within named bargainor, 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 seal at office this 12 day of February, 2024.

Brandy Sasser
Notary Public
My Commission expires: 08/18/2025

NOTARY PUBLIC STATE OF OHIO

BRANDY SASSER
Notary Public
State of Ohio
My Comm. Expires
August 18, 2025

MIDTOWN TITLE, LLC

QUITCLAIM DEED, OPEN DEED OF TRUST WITH DUE ON SALE CLAUSE WAIVER AND RELEASE OF LIABILITY

I, the undersigned, acknowledge that I am the owner of **110 Noel Cove Circle, Hermitage, TN 37076,** (herein "Property") and being further described as:

> Land in Davidson County, Tennessee, being Unit No. 110 on the Plan of Noel Cove Townhomes, as of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Lisa R. Page, unmarried and Aylward W. Geier, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Mary Frances Wright, a single person, dated September 24th, 2020, recorded September 25th, 2020, of record in Instrument No. 20200925-0110762, Register's Office for Davidson County, Tennessee. The said Warranty Deed was also recorded on September 30th, 2020, of record in Instrument No. 20200930-0112939.

I acknowledge that the Property may be encumbered by an open Deed of Trust, multiple Deeds of Trusts, or encumbrances (herein collectively "Deed of Trust"). That said Deed of Trust more than likely includes a Due on Sale and/or Due on Transfer Clause, wherein if all or part of the Property or any interest in the Property is sold or transferred without the Lender's prior written consent, the Lender may require immediate payment in full of all sums secured by the Deed of Trust. I acknowledge that by executing a Quitclaim Deed for the Property, this could be viewed, interpreted, or determined to be a sale or transfer as described in the Deed of Trust as mentioned above.

I also acknowledge that a Short-Term Rental (STR) permit issued by a local governing authority is not currently issued for the Property. I understand that if a STR permit has been issued for this Property, that the transferring of any interest in the Property may create a situation where the STR will be revoked and be deemed void and/or that I may be penalized for an unknown period of time and not allowed to apply for another STR for an unknown period of time due to any transfer of the Property.

Midtown Title, LLC is a title insurance agency and not a law firm. While employees and Associates of the Title Company may be attorneys, this transaction is being conducted by and through the Title Company, and not a law firm or any individual acting as an attorney for any party to this transaction. The employees, managers, and representatives of the Title Company do not provide legal advice and do not represent any party in this real estate transaction. The Title Company has an obligation to keep matters and information confidential to the greatest extent practicable. This obligation applies to the Grantor, Grantee, and other parties who may be involved in the real property transaction. The Title Company is also obligated to deal openly and equally with every party and to do so in a fair and impartial manner. The Borrower hereby waives all conflicts of interest that can be waived. The Title Companies employees, managers and representatives cannot provide legal advice or represent you because we are not a law firm and because of our duty to deal fairly and openly with all parties involved. Any statements made by an employee, manager or representative of the Title Company during the course of your transaction is not intended to be and shall not be construed to be legal, tax, or estate-planning advice, and no attorney-client relationship shall arise as a result of this transaction. We suggest you contact a lawyer or a qualified tax advisor concerning any questions you may have with respects to the legal, estate-planning or tax consequences of your transaction.

I acknowledge that Midtown Title, LLC has informed me about the possibility of my Lender calling the full amount of all sums secured by the Deed of Trust due as a result me executing a Quitclaim Deed for the Property. Midtown has suggested that I consult with a certified public accountant prior to me executing a Quitclaim Deed for the Property. I acknowledge that Midtown Title, LLC is not providing any accounting or tax advice by drafting and providing said Quitclaim Deed.

I expressly undertake to indemnify and to hold harmless Midtown Title, LLC, its attorneys, agents, employees, representatives, and any and all parent or sister companies from all liability and/or loss or damages for or arising out of the execution of any Quitclaim Deed prepared by Midtown Title, LLC.

Lisa R. Page — Date signed: 2-9-2024

Aylward W. Geier — Date signed: 2/6/24

202402090009148

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/6/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/6/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

