Karen Johnson Davidson County
Batch# 1116592 DEEDQC
03/28/2024 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240328-0021862

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Peter J. Vagt, Co-Trustee
Virginia F. Vagt, Co-Trustee
Vagt Family Trust
144 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
143 03 0D0144.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Peter J. Vagt and Virginia F. Vagt, as Co-Trustees of the Vagt Family Trust dated October 16, 2018 (the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Peter J. Vagt and Virginia F. Vagt, and their successors in trust, as Co-Trustees of the Vagt Family Trust, a Tennessee Community Property Trust, dated October 16, 2018, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 144 on the Plan of (Revised) Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a Horizontal Property regime established by Master Deed of record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter J. Vagt and Virginia F. Vagt, as Trustee of the Vagt Family Trust dated October 16, 2018, by Warranty Deed from Jeffrey T. Parks and Brenda E. Parks, husband and wife, of record at Instrument No. 20200921-0107671, in the Register's Office of Davidson County, Tennessee, dated September 16, 2020, and recorded on September 21, 2020.

The legal description is the same as the previous deed of record.

This is improved property located at 144 Harpeth Trace Summit, Nashville Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including:

All zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH TRACE HIGHRISE , as recorded in Plat Book 5050, Page 47.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harpeth Trace Condominium of record in Book 5116, Page 751; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5120, Page 918 corrected in Book 5182, Page 767 and amended in Book 5182, Page 769.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Vagt Family Trust dated October 16, 2018, as amended and restated March 28, 2024, a Tennessee Community Property Trust, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28th day of March, 2024.

GRANTOR:

VAGT FAMILY TRUST

Peter J. Vagt, Co-Trustee

Virginia F. Vagt, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Peter J. Vagt, Grantor, who upon oath acknowledged that he is the Trustee of the Vagt Family Trust the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28 day of March, 2024.

Notary Public

My Commission Expires: 07-07-2025

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Virginia F. Vagt, Grantor, who upon oath acknowledged that she is the Trustee of the Vagt Family Trust the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26 day of March, 2024.

Notary Public

My Commission Expires: 07-07-2025

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Peter J. Vagt, Affiant

Subscribed and sworn to before me this 28th day of March, 2024.

Notary Public

My Commission Expires: 07-07-2025

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 March 28, 2024.

Carla L Lovell
Carla Lovell

3-28-2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28 day of March, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE