Karen Johnson
Batch # 1120032
04/08/2024 08:45:35 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240408-0024474

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Bailey S. Rose, Trustee
Bailey S. Rose Trust
320 Old Hickory Blvd., #703
Nashville, TN 37221

Send tax notice to: Bailey S. Rose, Trustee
Bailey S. Rose Trust
320 Old Hickory Blvd., #703
Nashville, TN 37221

Map and Parcel No. 128120A03900CO

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I, **Bailey S. Rose**, unmarried, ("Grantor") this day hereby quitclaims, conveys and transfers unto **Bailey S. Rose, Trustee of the Bailey S. Rose Trust** ("Grantee"), a revocable living trust under agreement dated March 21, 2024, Grantor's entire interest in and to the following parcel of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Unit No. 39, Building No. 7 on the Plan of Section 7, Phase IA, Eagle Ridge at the Reserve Condominiums, as established by a Master Deed and By-Law, of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20020524-0063776, as corrected in Instrument No. 20020530-0065658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Exceptions to Title:

Rights of the Co-Owners of Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 20011011-0110875, Supplement and Amendment recorded as Instrument No. 20020524-0063776, Correction to Supplement and Amendment recorded as Instrument No. 20020530-0065658, in the Register's Office of Davidson County, Tennessee.

Grant of Easement recorded on September 24, 2014 in Instrument No. 20140924-0087653 in the Register's Office of Davidson County, Tennessee.

Charter of Eagle Ridge at the Reserve Homeowners' Association, Inc. recorded as Instrument No. 20010112-0003836 and Articles of Amendment to the Charter recorded as Instrument No. 20010112-003839, in the Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record. This property is commonly known as 320 Old Hickory Blvd., #703, Nashville, TN 37221.

Being the same property conveyed to Bailey S. Rose, unmarried, and Donna Qualls, married, as joint tenants with right of survivorship, from Wyatt Chocklett and Pia Chocklett, husband and wife, of record in Instrument No. 20170728-0076500, Register's Office Davidson County, Tennessee. Donna Qualls subsequently quitclaimed her entire interest to Bailey S. Rose by quitclaim deed of record in Instrument No. 20240408-0024473, Register's Office Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 21 day of March, 2024.

Bailey Rose

Bailey S. Rose

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Bailey S. Rose** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.