Karen Johnson
Batch # 1123214
04/16/2024 08:33:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240416-0026928

This Document Prepared By:

KEVIN MADSEN and SUZANNE MADSEN, as co-Trustees
7203 Lake Road
Fairview, TN 37062

After Recording, Return and Mail Tax Statements To:

KEVIN MADSEN and SUZANNE MADSEN, as co-Trustees
7203 Lake Road
Fairview, TN 37062

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, KEVIN MADSEN and SUZANNE MADSEN, husband and wife, the GRANTORS,

Whose mailing address is 7203 Lake Road, Fairview, TN 37062;

hereby convey and quitclaim to

KEVIN MADSEN and SUZANNE MADSEN, as co-Trustees of THE MADSEN FAMILY REVOCABLE LIVING TRUST, U/A dated March 22, 2024, the GRANTEE,

Whose mailing address is 7203 Lake Road, Fairview, TN 37062;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **TN**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 700 James Avenue, #16, TN 37209.

Assessor's Parcel Number: 091-05-OW-034.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

LEGAL DESCRIPTION - EXHIBIT A

A certain tract or parcel, located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 34, of the Rows at the Annex, a Horizontal Property Regime with Private Elements, as stated and recorded in Instrument Number 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Madsen and Kevin Madsen, by Warranty Deed from Kelley Glenn (Formerly known as Kelley Alda Lu) and James Glenn, of record in Instrument No. 20211208-0162912, in the Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded December 8, 2021.

Common Address: 700 James Ave, #16, Nashville, TN

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

March 22, 202

KEVIN MADSEN

SUZANNE MADSEN

Witness Signatures:

Printed Name: ANNE C. ALLEN

STATE OF CALIFORNIA

COUNTY OF PLACER

Personally appeared before me, the undersigned, a Notary Public, KEVIN MADSEN and SUZANNE MADSEN, 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, at office,

This 22nd day of March, 2024.

NOTARY PUBLIC

My commission expires: January 23, 2027

