Karen Johnson Davidson County
Batch# 1126171 DEEDQC
04/23/2024 02:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240423-0029288

Prepared by:
Clarence H. Houston, Jr., Esq.
Taylor, Stewart, Houston & Duss, P.A.
590 Oak Street
Jacksonville, FL 32204

Parcel I.D. No. 093 02 4A 405.00

PREPARED WITHOUT BENEFIT OF TITLE SEARCH, EXAM, OR SURVEY.

QUIT CLAIM DEED

THIS INDENTURE, made February 8, 2024, by and between **ALBERT J. TOOLE, III, AS TRUSTEE OF THE ALBERT J. TOOLE, III LIVING TRUST u/a/d September 18, 2000, as amended**, hereinafter referred to as Grantor, whose mailing address is 4401 Lakeside Drive #404, Jacksonville, FL 32210, and **ALBERT JULIUS TOOLE IV, a single person**, hereinafter referred to a Grantee, whose mailing address is 1601 Nectarine St., Unit B-7, Fernandina Beach, FL 32024.

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

Witnesseth, that the Grantor, in consideration of the sum of LOVE AND AFFECTION and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, 2022.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining.

[Signatures on following page.]

In witness whereof, the Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered in the presence of:

Witness #1

Clarence H Houston JR

Witness Name Printed

Witness #2

Joanne H. Grove

Witness Name Printed

ALBERT J. TOOLE, III, AS TRUSTEE OF THE ALBERT J. TOOLE, III LIVING TRUST u/a/d September 18, 2000, as amended

State of: Florida

County of: Duval

The foregoing instrument was acknowledged before me by means of physical presence this 8th day of February, 2024, by Albert J. Toole, III, as Trustee of the Albert J. Toole, III Living Trust u/a/d September 18, 2000, as amended. He is personally known to me.

NOTARY PUBLIC

Clarence H Houston JR

Printed Name of Notary

My Commission Expires: 4-12-26

CLARENCE H. HOUSTON, JR.
Commission # HH 229426
Expires April 12, 2026

Exhibit "A"

Legal Description of the Land

LAND in Davidson County, Tennessee, being Unit No. 405, as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to 178 2nd Avenue North, LLC, a Georgia limited liability company by deed from Grayson Corporation, a Tennessee corporation of record in Instrument Number 20040826-0103533, Register's Office for Davidson County, Tennessee.

Parking Space Number 11 has been designated as a limited common element with respect to Unit 405 conveyed hereby.

Being the same property conveyed to Albert J. Toole, III by Warranty Deed from 178 2nd Avenue North, LLC, recorded on January 31, 2006 as Instrument Number 20060131-0011857, Register's Office for Davidson County, Tennessee.

202404230029288

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Duval

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

Affiant

Subscribed and sworn before me, this 23rd day of April, 2024

Notary

GAYLA S. JONES
Notary Public - State of Florida
Commission # HH 295621
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, Clarence H. Houston, Jr., 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 Feb 8, 2024.

Signature

State of Florida
County of Duval

Sworn to and subscribed before me by means of physical presence this 8th day of Feb., 2024, by Clarence H. Houston, Jr, who is personally known to me.

Gayla S. Jones
NOTARY PUBLIC
Gayla S. Jones
Printed Name of Notary
My Commission Expires: Sept. 14, 2026

GAYLA S. JONES
Notary Public - State of Florida
Commission # HH 295621
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.