This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

Karen Johnson Davidson County
Batch # 1127645 DEEDQC
04/26/2024 08:51:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030199

GRANTEE NAME & ADDRESS:
Wilson Deshon Christian, IV
Trustee
2331 Traemoor Village Place,
Nashville, TN 37209

MAIL TAX NOTICES TO:
Wilson Deshon Christian, IV
Trustee
2331 Traemoor Village Place,
Nashville, TN 37209

MAP PARCEL NO:
114-07-0A-106.00

QUITCLAIM DEED

Grantor, Wilson D. Christian, a single man, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Wilson Deshon Christian, IV, Trustee, or his successors in interest, of the WDC Legacy Revocable Trust dated April 5, 2024, and any amendments thereto, all of their rights, title, and interest in the following property commonly known as 2331 Traemoor Village Place, Nashville, TN 37209 with the following legal description:

> Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0033561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> This conveyance is subject to:
>
> Taxes for the year 2021, a lien not yet due and payable.
>
> Subject to all matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
>
> Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions of the Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, and Amended and Restated in Instrument No. 20080318-

0027145 with Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quitclaim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for Davidson County, Tennessee.

Dedication of Public Utilities Easement of record in Book 7142, page 463, Register's Office for Davidson County, Tennessee.

Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7847, Page 385, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20170921-0097001, in the Register Office for Davidson County, Tennessee.

Prior title may be found in Book 2021034, Page 0028158, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGE]

Wilson D. Christian, IV, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Wilson D. Christian, IV, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 5th day of April, 2024.



Notary Public

OATH OF VALUE

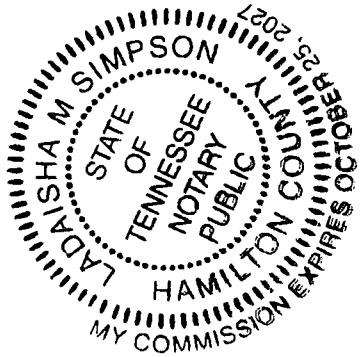
We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Wilson Deshon Christian, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Wilson Deshon Christian, IV, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 5th day of April, 2024.



Notary Public