Karen Johnson
Batch # 1168587
08/13/2024 12:48:27 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240813-0061295

Name and Address of New Owners:
Charles W. Crichton & Julia W. Crichton, Co-Trustees
123 Mitchell Drive
Lookout Mountain, TN 37350

Send Tax Bills To:
Charles W. Crichton & Julia W. Crichton, Co-Trustees
123 Mitchell Drive
Lookout Mountain, TN 37350

Map/Parcel #: 104 16 0J 011.00

Prepared by and Return to:
Buhrman Law Firm, P.C.
345 Frazier Avenue, Suite 210
Chattanooga, TN 37405

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES; PREPARER ASSUMES NO RESPONSIBILITY FOR THE STATUS OF TITLE

No survey made; legal description is taken from previous deed of record.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **CHARLES W. CRICHTON AND WIFE, JULIA W. CRICHTON,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby remise, release and forever quitclaim unto **CHARLES WORTHINGTON CRICHTON AND JULIA WITT CRICHTON, CO-TRUSTEES OF THE CHARLES WORTHINGTON CRICHTON AND JULIA WITT CRICHTON TENANTS BY THE ENTIRETY TRUST AGREEMENT DATED AUGUST 5, 2024,** as authorized by T.C.A. § 35-15-510, their heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee.

In Consideration of the aforementioned, and other valuable considerations paid, the receipt and sufficiency of all of which hereby specifically is acknowledged, the said **CHARLES W. CRICHTON AND WIFE, JULIA W. CRICHTON,** quitclaim and do by these presents transfer and convey unto **CHARLES WORTHINGTON CRICHTON AND JULIA WITT CRICHTON, CO-TRUSTEES OF THE CHARLES WORTHINGTON CRICHTON AND JULIA WITT CRICHTON TENANTS BY THE ENTIRETY TRUST AGREEMENT DATED AUGUST 5, 2024,** as authorized by T.C.A. § 35-15-510, their successors, assigns, and successors-in-interest thereof, in the interests hereinafter set forth, the following described parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 11 of The Jenkins, a Planned Unit Development, as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private

Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160422-0039512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners, and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160422-0039512 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

For prior title see Instrument Number 20220811- 0091351, recorded on August 11, 2022, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated § 67-5-603, *et seq.*

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co., as recorded in Book 5190, Page 122.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Consolidation Plat for Belmont @ Blair, as recorded in Instrument Number 20160414- 0035900.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20160422- 0039512.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 362, Page 139, and Book 426, Page 379.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Number 20160202- 0010247.

Easement recorded in Book 5335, Page 937, and Book 5560, Page 537.

This is improved property located at 1701 Blair Blvd #10 Nashville, Tennessee 37212.

SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the year 2024 are assumed by the Grantees herein.

And the Grantors herein covenant that they are lawfully seized and possessed of an interest in said described tract of real estate; that they have good right and lawful authority to sell and convey the same; this conveyance is made as a quitclaim deed, without covenants or warranties of title, express or implied. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The aforementioned property, and its proceeds, shall be governed by T.C.A. § 35-15-510 while held in trust.

IN WITNESS whereof, the said Grantors herein, Charles W. Crichton and Julia W. Crichton, have hereunto set their hands and seals on August 5, 2024.

CHARLES W. CRICHTON

JULIA W. CRICHTON

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

Before me, a Notary Public in and for the state and county aforesaid, appeared Charles W. Crichton and Julia W. Crichton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath properly administered, acknowledged themselves to be the persons named in the foregoing document and that they executed it for the purposes therein set forth.

Witness my hand and official seal on August 5, 2024.

Notary Public

My Commission Expires:

JOHN R. BUCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 09-09-2025

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on August 5, 2024.

Notary Public

My Commission Expires:

SHARON D. KING
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 06-23-2025