Prepared by
Trevor Baskin
615-823-1716
3502 Stokesmont Rd
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1170232 DEEDQC
08/15/2024 10:05:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240815-0062453

QUITCLAIM DEED

ALEXANDRA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

I hereby make oath that the actual consideration for the transfer is $0 which consideration is based upon a fair and voluntary sale.

Name of Affiant

Sworn to and subscribed before me, this the 6th day of August, 2024

Notary Public

My Commission expires: 5/3/27

Name of New Owner(s):	Map-Parcel Numbers:	Send Tax Bills To:
Stokesmont Holdings Revocable Trust 3502 Stokesmont Road Nashville, TN 37215	117110Q00200	Stokesmont Holdings Revocable Trust 3502 Stokesmont Road Nashville, TN 37215

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TREVOR SCOTT BASKIN** (the "Grantor"), by these presents does hereby quitclaim all of his interest unto the **STOKESMONT HOLDINGS REVOCABLE TRUST** (the "Grantee"), real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of 1717 Woodmont Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Outer Drive Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150519-0045968, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1717 Woodmont Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150519-0045968, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Trevor Scott Baskin by Warranty Deed from The Baskin Company, LLC, as of record in the Davidson County Register of Deeds, Instrument Number 20180724-0072212.

This is improved property known as 3502 Stokesmont Road, Nashville, TN 37215.

The Grantor makes no representations or warranties whatsoever regarding the Property or the Grantor's interest therein. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 6th day of August, 2024.

GRANTOR:

TREVOR SCOTT BASKIN

STATE OF TENNESSEEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trevor Scott Baskin, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this the 6th day of August, 2024.

NOTARY PUBLIC

ALEXANDRA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

My Commission Expires: 5/3/27