Karen Johnson Davidson County
Batch# 1170595 DEEDQC
08/16/2024 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240816-0062896

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 16, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

New Owner Address:
RJ and Vine Trust
1913 Truett Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083060200100CO

QUITCLAIM DEED

Brion Lee and Samantha Lee, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **RJ and Vine Trust**, dated August 16, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 16, 2024**.

Brion Lee

Samantha Lee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Brion Lee and Samantha Lee, husband and wife**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 16, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, described as Unit A of Truett Avenue Homes, located in Nashville, Tennessee, as established and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument #20150507-0041925, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Truett Avenue Homes, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20150507-0041925, said Register's Office and By-Laws appended thereto the Declaration recorded in Instrument #20150507-0041925, said Register's Office as incorporated herein and made a part hereof the same as though copied herein.

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 Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRUETT PLACE, as recorded in Plat Book 2330, Page(s) 138.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20150507-0041925.

Charter recorded at Instrument No. 20150507-0041924.

Being the same property conveyed to Brion Lee and Samantha Lee, husband and wife, from Christopher Constable, unmarried and Cheryl Traugott Constable n/k/a Cheryl Lortz Constable, unmarried by deed of record in Instrument No. 20181204-0117953, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1913 Truett Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 August 16, 2024.

Affiant Signature

8/16/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 16, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

