This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1174847 DEEDQC
08/27/2024 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240827-0065918

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Elliott N. Holt 1711 Castleman Drive Nashville, Tennessee 37215	Same	091-10-0V-018.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONTE DIEGO HORTON NOBLE-HOLT**, a single man ("Grantor"), does hereby quitclaim and convey unto **ELLIOTT N. HOLT**, a single man also known as **ELLIOTT NATHAN NOBLE-HOLT** (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 223 Sterling Point Circle, Nashville, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 27th day of August, 2024.

GRANTOR:

Donte Diego Horton Noble-Holt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Donte Diego Horton Noble-Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 27 day of August, 2024.

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 27th day of August, 2024.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Legal Description

A certain unit located in Davidson County, Tennessee, being Unit No. 18 of Sterling Point, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806-0077219, and amended in Instrument No. 20180808-0078139, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Elliott N. Holt, by deed, of record in Instrument No. 20210406-0044735, Register's Office for Davidson County, Tennessee.

This is improved property known as 223 Sterling Point Circle, Nashville, Tennessee 37209.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated April 19, 2024.

CERTIFICATE OF AUTHENTICITY

I, Courtney L. Creal, do hereby make oath that I am a licensed attorney (Tennessee Bar #034330) 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 August 27, 2024 (date of document).

Courtney Lutz Creal

Affiant Signature

8/27/24

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2024

Notary's Signature

My Commission Expires: 5.3.2027

CHRISTINE BAGNASCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
May 3, 2027