Karen Johnson Davidson County
Batch # 1174975 DEEDQC
08/28/2024 10:15:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240828-0066074

This Instrument Prepared by
and Return To:
Dakota S. Beasley
GLANKLER BROWN, PLLC
6000 Poplar, Suite 400
Memphis, TN 38119

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 27th day of August, 2024, by and between SCOT LENOIR, a married man (hereinafter called "Grantor"), and CYNTHIA P. LENOIR, a married woman (hereinafter called "Grantee").

WITNESSETH:

Grantor does hereby quit claim unto Grantee any and all of his interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, more particularly described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit 901 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20220629-0074971 in the Register's Office of Davidson County, Tennessee.

WITNESS the execution of this instrument by Grantor this the 27th day of August, 2024.

Scot Lenoir

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Scot Lenoir, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of August, 2024.

SHERRI L. MAYO STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-3-2025

Sherri L. Mayo
Notary Public

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is less than $10.00.($10.00)..

Affiant

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

Sherri L. Mayo
Notary Public

Property Address:
1212 Laurel Street #901
Nashville, TN 37203

SHERRI L. MAYO STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-3-2025

Name and Property Address of Owner:
Cynthia P. Lenoir
1870 Hidden Oaks
Germantown, TN 38138

Mail Tax Bills To:
Cynthia P. Lenoir
1870 Hidden Oaks
Germantown, TN 38138

Tax Parcel No. 093-09-0C-073.00

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE SEARCH.

4894-9200-4829, v. 1