Karen Johnson Davidson County
Batch# 1176381 DEEDQC
09/03/2024 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240903-0067670

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of September 2024.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Patricia L. Landis
320 Old Hickory Blvd, Unit 1010
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map & Parcel:

128-12-0A-051.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Kurt R. Sax, Trustee of the Kurt R Sax Revocable Trust DTD June 09, 2017,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Patricia L. Landis, unmarried,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 51, Building No. 10, on the Plan of Section 10, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 24 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument No. 20030108-0003697 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums, as shown on Exhibit "A" to the amendment to the Master Deed of record as aforementioned in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Kurt Sax, an unmarried man, and Patricia L. Landis, an unmarried woman, tenants in common by Warranty Deed from Maria N. Logan, unmarried and John G. Logan and Susan L. Logan, husband and wife, joint tenants with right of survivorship of record in Instrument No. 20201228-0153793 Register's Office for Davidson County, Tennessee, dated December 23, 2020 and recorded on December 28, 2020.

Note: Scrivener's Affidavit record in Instrument No. 20210106-0002239 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kurt R. Sax, Trustee of the Kurt R Sax Revocable Trust DTD June 09, 2017 and Patricia L. Landis, an unmarried woman, as tenants in common by Quitclaim Deed from Kurt Sax, an unmarried man, Patricia L. Landis, an unmarried woman of record in Instrument No. 20210803-0103912 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on August 03, 2021.

This is real property commonly known as 320 Old Hickory Blvd, Unit 1010, Nashville, TN 37221

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of September 2024.

Kurt R Sax Revocable Trust DTD June 09, 2017

By: Kurt R. Sax, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Kurt R. Sax, Trustee of the Kurt R Sax Revocable Trust DTD June 09, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 3rd day of September, 2024

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202409030067670

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney 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 September 3, 2024.

J. Carlton Drumwright

September 3, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 3, 2024.

Notary

My Commission Expires: 11/21/26

