Karen Johnson
Batch # 1181263
09/13/2024 08:47:03 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240913-0070632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 4 day of September, 2024.

Notary Public
My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
William George Steve and Aurelie Vail Steve, Trustees 512 Loyola Dr. Nashville, TN 37205	New owner	131 02 0H 015.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William G. Steve, married, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto William George Steve and Aurelie Vail Steve, Co-Trustees of The Steve Family Trust. dated SEPTEMBER 4, 2024, hereinafter called the Grantee(s), their successors and assigns, all their right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4232, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property deeded to William A. Steve by deed from Craighead Patten Properties of record in document # 20040521-0059763, with the grantee's name corrected to William G. Steve in document number 20080307-0023022, Register's Office for Davidson County, Tennessee.

This is improved property known as 4232 Hillsboro Pike., Nashville, TN 37215 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Aurelie V. Steve, spouse, signs to quitclaim her interest, if any, to the property to Grantee(s).

WITNESS our hands this 4 day of Septbr, 2024.

William G. Steve

Aurelie V. Steve

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William G. Steve and Aurelie V. Steve with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of Septbr, 2024.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/25

This deed was prepared from information provided by the parties. No title search or survey was completed