QUITCLAIM DEED Karen Johnson Davidson County Batch # 1190661 DEEDQC 10/07/2024 08:52:57 AM 3 pgs Fees: $17.00 Taxes: $0.00 20241007-0077537	COMMONWEALTH OF KENTUCKY COUNTY OF WARREN TRUSTEE Michail Trivizadakis, Trustee HR Capps Testamentary Trust Subscribed and sworn to before me, this 7 day of August, 2024. Notary Public Notary ID No: KYNP58972 My Commission Expires: 10-19-26

THIS INSTRUMENT PREPARED BY:

Cole & Moore, P.S.C.
921 College Street ~ Phoenix Place
P.O. Box 10240
Bowling Green, KY 42102-7240
(270) 782-6666

Address New Owner:	Send Tax Bills To:	Tax Information:
Michail Trivizadakis, Trustee of HR Capps Testamentary Trust 1119 Ironwood Drive Bowling Green, KY 42103	Michail Trivizadakis, Trustee of HR Capps Testamentary Trust 1119 Ironwood Drive Bowling Green, KY 42103	Tax Parcel ID No. 051-06-0C-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the sole consideration of transferring the subject property to a Trust which in with she is the sole beneficiary, and no monetary consideration, the Grantor, **Jill Capps, unmarried**, does hereby transfer, convey, remise, release and forever quit claim to the said Grantee, **Michail Trivizadakis, as Trustee of the HR Capps Testamentary Trust,** its successors and assigns, in fee simple, all that certain real property located in Davidson County, Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Unit No. 6, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, as amended by First Amendment recorded in Instrument No. 20211104-0147768, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jill Capps, unmarried, from Cityliving

Group, LLC, a Tennessee limited liability company by Warranty Deed dated May 15, 2023, of record in Instrument No. 20230516-0036408, Register's Office for Davidson County, Tennessee.

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.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210408-0046599, as amended in Instrument No. 20211104-0147768.
*Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20210616-0081069.
*Easement recorded in Book 2336, Page 358.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3839, Page 951; Book 4067, Page 959; Book 4067, Page 963 and Book 7397, Page 887.
*Easement for Overhead Line, recorded in Book 5294, Page 394 and Instrument No. 20220120-0007692.
*Easement for Right of Way, recorded in Book 2454, Page 536; Book 7756, Page 726; Book 7756, Page 728; Book 8312, Page 772 and Instrument No. 20020125-0010539.
*Easement for Utility Pole Anchor Purposes, recorded in Book 8527, Page 733.
*Easement for Access, recorded in Instrument No. 20010216-0015188, as amended in Instrument No. 20040824-0102200 and Instrument No. 20201013-0118638.
*Easement for Water Main, recorded in Instrument No. 20021004-0121383.
*Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20021211-0152941.
*Easement for Temporary Grading and Construction, recorded in Instrument No. 20201116-0135007.
*Easement for Utility, recorded in Instrument No. 20201116-0135008.
*Easement for Parking and Landscape, recorded in Instrument No. 20210514-0065156.
*Easement for Ingress and Egress, recorded in Instrument No. 20210519-0067824.
*Right of Way Agreement as set forth in instrument recorded in Book 6928, Page 969.
*Confirmation of Boundary Line as set forth in instrument recorded in Instrument No. 20201116-0135003.
*All of the terms and provisions set forth and contained in that certain Lease between Due West Towers LLC, a Tennessee limited liability company, Lessor, and CRJ Event Center LLC, a Tennessee limited liability company, Lessee, a memorandum of which is recorded in Instrument No. 20160608-0058132, as amended in Instrument No. 20200622-0067097, Instrument. No. 20200626-0069037, Instrument No. 20201116-0135004, Instrument No. 20210804-0104948 and Instrument No. 20220303-0024556.
*Any and all existing easements and restrictions as shown of record not stated

herein.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee code Ann 67-5-603, et seq.

This is improved property located at 1520 Yarra Street, Madison, TN 37115.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2024.

Jill R. Capps

JILL CAPPS

STATE OF TN)
) ss
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jill Capps, unmarried, with whom I am personally acquainted or proven to be, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2024.

Notary Public
My Commission expires: 10/05/26