Karen Johnson Davidson County
Batch # 1200191 DEEDQC
11/01/2024 08:44:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241101-0084754

This Instrument Prepared By:

Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, Tennessee 37212

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Stephen Allen and Michelle Cox Revocable Trust 212 Sloan Road Nashville, TN 37209	The Stephen Allen and Michelle Cox Revocable Trust 212 Sloan Road Nashville, TN 37209	103-08-0B-212.00 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michelle Elizabeth Cox** by these presents, does hereby quitclaim and convey unto **Michelle Elizabeth Cox and Stephen Allen, as Trustees of THE STEPHEN ALLEN AND MICHELLE COX REVOCABLE TRUST** created pursuant to instrument of revocable trust dated October 26, 2024 , their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being unit No. 212 on the Horizontal Property Regime For Parklane Condominiums, Phase III as recorded in the Master Deed of record in Book 7486, Page 75, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in the Master Deed.
>
> Being the same property conveyed to Michelle Elizabeth Cox, married by Warranty Deed from Peter Mintz and Caryn Mintz, Trustees of the Peter Mintz and Caryn Mintz Living Trust, dated January 29, 2013, of record in Instrument Number 20180305-0020499 dated March 5, 2018 in the 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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par 103-08-OB-212.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq.

Masers Deed of record in Book 7486, page 75 and ByLaws appended in Master Deed of record in Book 7376, page 571, said Register's Office.

This is improved property located at 212 Sloan Road Nashville, TN 37209.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns, Forever.

WITNESS my hand this 10/25 day of October, 2024.

Michelle Elizabeth Cox

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sawnie R. Aldredge, Notary Public, **Michelle Elizabeth Cox**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 25 day of October, 2024.

Notary Public

SAWNIE R. ALDREDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-5-2028