Karen Johnson
Batch # 1203574
11/13/2024 10:40:53 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20241113-0088262

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Patricia A. Cantrell Trust 1208 Norton Court Brentwood, TN 37027	Same	105140C30400CO 105140C81500CO

For and in consideration of the sum of One and 00/100 ($1.00) Dollar, cash in hand and paid, Patricia A. Cantrell, hereinafter called the Grantor, has this day bargained and sold and does hereby transfer, convey, remise, release and forever quitclaim unto Patricia A. Cantrell, Trustee of the Patricia A. Cantrell Trust, hereinafter called Grantee, its successors and assigns, all of its right, title and interest in and to a parcel of land in Davidson County, Tennessee, which is described as follows:

See "Exhibit A"

Being the same property conveyed to Patricia A. Cantrell by Quitclaim Deed from Patricia A. Cantrell, Executor of the Estate of Charles Cantrell, David A. Cantrell, individually, Donald R. Cantrell, Individually and as Trustee of the Trust U/W/O Charles Cantrell F/B/O David A. Cantrell of record in instrument number 20130625-0065396 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2310 Elliott Avenue, Units 304 and 815 Nashville, TN 37204.

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

WITNESS my hand this 11 day of November 2024.

GRANTOR:

Patricia A. Cantrell

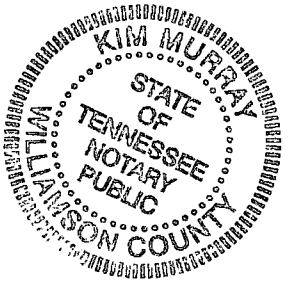
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Patricia A. Cantrell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal this the _____ day of November, 2024.

Kim Murray
Notary Public

My commission expires: 3/7/26



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $00.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 11 day of November, 2024.

Kim Murray
NOTARY PUBLIC

My Commission Expires: 3/7/26

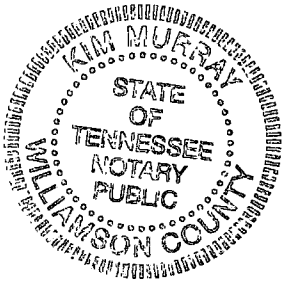


EXHIBIT A

TRACT 1: 2310 Elliott Avenue, #304, Nashville, TN 37204
Parcel ID# 105140C30400CO

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 304 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, 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 The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles Cantrell by Warranty Deed of record in Instrument No. 20080917-0094873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein in parent acreage.

The property address is 2310 Elliott Avenue, #304, Nashville, TN 37204.

TRACT 2: 2310 Elliott Avenue, #815, Nashville, TN 37204-2140
Parcel ID# 105140C81500CO

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 815 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, 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 The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles Cantrell by Warranty Deed of record in Instrument No. 20081008-0101868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein in parent acreage.

The property address is 2310 Elliott Avenue, #815, Nashville, TN 37204.