This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 100
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1206748
11/19/2024 02 59 37 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241119-0089883

The actual consideration or value Whichever is greater for this Transfer is NO MONETARY CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sworn to and subscribed before me this 19th day of November, 2024

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OF NEW OWNERS
Mark J. Hoffman and Karen L. Hoffman, Trustees, or their successors in interest, of the Mark and Karen Hoffman Living Trust dated March 12, 1990, and any amendments thereto
6296 Brookings Drive
Troy, MI 48098

SEND TAX BILLS TO:
Mark J Hoffman and Karen L. Hoffman, Trustees, or their successors in interest, of the Mark and Karen Hoffman Living Trust dated March 12, 1990, and any amendments thereto
6296 Brookings Drive
Troy, MI 48098

MAP AND PARCEL:
093 06 0A 018.00

FOR NO MONETARY CONSIDERATION, We, **Mark J. Hoffman and Karen L. Hoffman, husband and wife,** by these presents do hereby quitclaim and convey all our right, title, and interest in and to the following tract or parcel of land unto **Mark J. Hoffman and Karen L. Hoffman, Trustees, or their successors in interest, of the Mark and Karen Hoffman Living Trust dated March 12, 1990, and any**

amendments thereto, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

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 Encore, a Residential Condominium, 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 Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with 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 Encore, a Residential Condominiums, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429 and First Amendment in Instrument No 20151203-0122000, said Register's Office. Together with Parking Space No. 96, which is a limited common element as described in the Master Deed.

BEING the same property conveyed to **Mark J. Hoffman and Karen L. Hoffman, husband and wife,** by Warranty Deed from **Jazmin L. Johnson Jordan, married,** dated July 1, 2016, of record in Instrument No. 20160711-0070950, in the Register's Office for Davidson County, Tennessee Additionally, a Scrivener's Affidavit of Correction was signed August 1, 2016 to update the New Ownes address of record, of record in Instrument No. 20160802-0079429, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) The Plan of record as set out in Exhibit "C" to the Residential Master Deed, of record in Instrument No. 20080225-0018429, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein
(2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, Register's Office for Davidson County, Tennessee.
(3) Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428, said Register's Office.
(4) Attorneys Certificate of Encore, a Residential Condominium of record in Instrument No. 20080225-0018430, said Register's Office.
(5) All matters shown on Consolidation Plat of Encore of record in Instrument No. 20060411-0041760, said Register's Office.
(6) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, amended in Book 7631, page 606, Book 10512, page 464, Book 10512, page 477 and in Instrument No. 20060504-0251825, said Register's Office.
(7) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, said Register's Office.
(8) Restrictions as set out in the Quitclaim Deed to Encore Phase 1 Development Company, LLC, of record in Instrument No 20060607-0067537, said Register's Office.
(9) Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office.

(10) Subject to the Master Deed and By-Laws for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office.

(11) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018424, said Register's Office

(12) Attorney's Certificate of Encore, a Master Condominium of record in Instrument No. 20080225-0018426, said Register's Office.

(13) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, said Register's Office

This is improved property more commonly known as 301 Demonbreun #304, Nashville, TN 37201.

Witness by my hand this 19th day of November, 2024

Mark J. Hoffman

Karen L. Hoffman

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 19th day of November, 2024, personally appeared before me, Mark J. Hoffman and Karen L. Hoffman, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires. 12/07/2024