Karen Johnson Davidson County
Batch# 1207060 DEEDQC
11/20/2024 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241120-0090356

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Ken Sacks, Affiant

Subscribed and sworn to before me this
7th day of November, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Kenneth Lewis Sacks, Co-Trustee Mary Lisa Gaston Sacks, Co-Trustee 1228 A 4th Avenue North Nashville, TN 37208	Same	082094B00300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Ken Sacks and Mary Lisa Gaston Sacks,** husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **Kenneth Lewis Sacks and Mary Lisa Gaston Sacks, Co-Trustees of the Sacks Trust dated October 19, 2015, as amended**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 7th day of November, 2024.

Ken Sacks

Mary Lisa Gaston Sacks

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Ken Sacks and Mary Lisa Gaston Sacks, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of November, 2024.

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Six on Fourth Townhomes of record at Instrument No. 20201005-0114853, and First Amendment recorded as Instrument No. 20221209-0128220, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Six on Fourth Townhomes, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201005-0114853, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ken Sacks and Mary Lisa Gaston Sacks, husband and wife, by Warranty Deed from Six on Fourth, LLC, a Tennessee limited liability company, of record in Instrument No. 20230126-0005906, dated January 25, 2023, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 1228 A 4th Avenue North, Unit 3, Nashville, TN 37208.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 7, 2024 (date of document).

Affiant Signature

11-7-24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

