This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
720 Cool Springs Blvd., Suite 650
Franklin, TN 37067
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
20th day of November, 2024

Notary Public

My Commission Expires: October 17, 2028

SHANNON LASHLEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-17-2028

Karen Johnson Davidson County
Batch# 1207508 DEEDQC
11/21/2024 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0090931

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
James Robertson Nash and Marcella Lynn Nash, Trustees 102 Lauderdale Road Nashville, TN 37205	**NEW OWNER**	**118-06-0B-001.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James Robertson Nash and Marcella L. Nash, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **James Robertson Nash and Marcella Lynn Nash, as Trustees for The Nash Family Living Trust, Dated November 20, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. A of Lot 2 of Clayton Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Clayton Condominiums of record in Instrument Number 20060630-0078744 amending Instrument No. 20050906-0106512, Register's Office for said County; and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Condominium Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage.
>
> Being the same property conveyed to James Robertson Nash and Marcella L. Nash, husband and wife by Warranty Deed from Scott Smieja and spouse, Leilani J. Smieja of record in Instrument No. 20140708-0060070 Register's Office for Davidson County, Tennessee, dated July 7, 2014 and recorded on July 8, 2014.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **829A Clayton Avenue, Nashville, TN 37204**

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

WITNESS my hand this 20th day of November, 2024.

James Robertson Nash

Marcella L. Nash

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Robertson Nash and Marcella L. Nash**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2024.

[SEAL]

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2028

Notary Public

My Commission Expires: October 17, 2028

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 20, 2024**.

Affiant Signature

11.20.2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of November, 2024.

Notary's Signature

My Commission Expires: October 17, 2028

