This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1207970 DEEDQC
11/22/2024 12:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091525

QUITCLAIM DEED

Address New Owners:
Jacob Stanley Zager, Trustee
Zager Community Property Trust
2411 Crestmoor Road, Unit No. PH-1
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117-10-0-B010.00CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Sylvia Bernice Zager (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Jacob Stanley Zager, Trustee, and his successors in trust, of the Zager Community Property Trust dated November 21, 2024, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. PHI together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107 and Instrument No. 20070601-0065028, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Pursuant to terms of Paragraph 8 of The Master Deed, Grantor hereby allocates to Grantee parking space# 11 and parking space # 12.

Being the same property conveyed to Sylvia B. Zager, by Warranty Deed from WHITNEY, LLC, A Tennessee Limited Liability Company, dated November 17, 2008, of record in Instrument No. 20081117-0113278, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2411 Crestmoor Road, Unit No. PH-1, Nashville, Tennessee, 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Zager Community Property Trust dated November 21, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the fee simple interest of Sylvia Bernice Zager, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 21 day of November 2024.

Sylvia B. Zager
Sylvia Bernice Zager, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sylvia Bernice Zager, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21 day of November, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Jack Zager
Jacob Stanley "Jack" Zager, Affiant

Subscribed and sworn to before me this 21 day of November, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 21st, 2024.

Carla L Lovell
Carla L. Lovell

11-21-2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21 day of November, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

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