Karen Johnson
Batch # 1208390
11/25/2024 03 30 35 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241125-0092117

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
ROGER DALE MAGOON and STACEY CHOLE SUPANICH, Co-Trustees 3982 Hopewell Rd. Culleoka, TN 378451	Current Addressee	105091H04300

This conveyance is exempt from recordation tax under T.C.A. §67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. §67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, ROGER DALE MAGOON and STACEY CHOLE SUPANICH, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto ROGER DALE MAGOON and STACEY CHOLE SUPANICH, CO-TRUSTEES OF THE MAGOON SUPANICH TENNESSEE COMMUNITY PROPERTY TRUST dated November 22, 2024, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands hand this 22 day of November, 2024.

ROGER DALE MAGOON

STACEY CHOLE SUPANICH

STATE OF TENNESSEE)
COUNTY OF MAURY)

Before me personally appeared ROGER DALE MAGOON and STACEY CHOLE SUPANICH, the within named bargainors, 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, this 22nd day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

04/26/2027

KENNETH LONG
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 320, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roger Dale Magoon and Stacey Supanich, husband and wife, by deed of record in instrument number 20200325-0032472, R.O.D.C.

This is improved property known as:1900 12th Avenue South, Unit 320, Nashville, TN 37203.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150723-0072512; Public Street ROW and Pedestrian Access Easement of record in Instrument Number 20151216-0126629; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20180207-0012292; Restrictions of record in Book 5691, Page 766; Restrictions in the Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723; all matters shown on the Plan of record in Plat Book 332, Page 65, and Book 4715, Page 50; Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee; HOA Charter of record in Instrument Number 20181119-0113921 and 20181121-0114809; Master Deed of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220 and in 20190226-0017434; (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.