Karen Johnson
Batch # 1212820
12/05/2024 10:58:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241205-0094497

THIS INSTRUMENT PREPARED BY AND RETURN TO:

James B. Bristol
Holland & Knight
511 Union Street, Suite 2700
Nashville, TN 37215

ADDRESS NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCELS**
James B. Bristol Revocable Trust James B. Bristol, Trustee 500 Oaklawn Avenue Nashville, Tennessee 37215	New Owner	116 04 OF 002.00

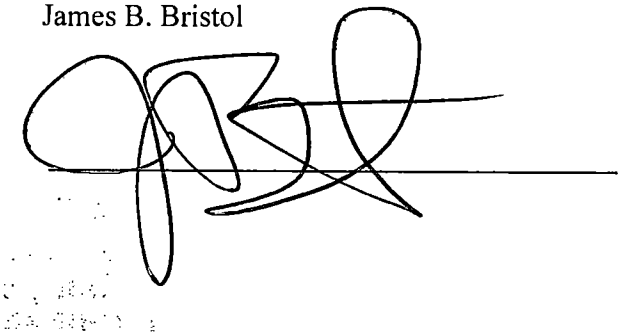
QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James B. Bristol**, resident of Tennessee (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto James B. Bristol, as trustee of the **James B. Bristol Revocable Trust**, established November 25, 2024 (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described herein, and any and all improvements thereon (the "Property"). The legal Description of the Property is set forth in Exhibit A attached hereto and incorporated herein by reference.

The Property is improved property located at 500 Oaklawn Avenue, Nashville, Davidson County, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 26th day of November, 2024.

GRANTOR: James B. Bristol



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James B. Bristol** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named grantor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of November, 2024.

Amelia W. Workman
Notary Public

My Commission Expires: 7/3/2028

AMELIA W. WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B of Wison Townhomes, a Horizontal Property Regine with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Wilson Townhomes, a Horizontal Property Regine with Private Elements, of record as Instrument No. 20061222-0158545, Register's Office for Davidson County which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wilson Townhomes, a Horizontal Property Regine with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158545, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby, referenced 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 James B. Bristol by deed of record as Instrument No. 20071106-0130806, Register's Office for Davidson County, Tennessee.