Karen Johnson Davidson County
Batch # 1213524 DEEDQC
12/09/2024 02:39:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241209-0095504

This Instrument Prepared By:
Joe Weyant, Attorney
3200 West End Avenue, Suite 500
P.O. Box 120656
Nashville, TN 37212

QUIT CLAIM DEED TO TRUSTEE

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR, JAMES ST. HILAIRE, a resident of Nashville, Tennessee, does hereby transfer and convey unto JAMES ROBERT ST. HILAIRE, Trustee of the ST. HILAIRE FAMILY TRUST, GRANTEE, and not personally, under the provisions of a Trust agreement dated the 3rd day of February, 2006, all of GRANTOR'S right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee, to wit:

CONVEYANCE ONE:

Land in Davidson County, being Unit A, as shown on the map entitled Master Declaration of Covenants, Conditions and Restrictions for Bernard Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161201-0126072, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same real property conveyed to the Grantor herein and his Wife, Marsha St. Hilaire, as tenants by the entirety, by deed dated December 28, 2018, at **Instrument No. 20190102-0000420,** Register's Office for Davidson County, Tennessee. Marsha St. Hilaire died in Davidson County, Tennessee, on October 17, 2024, leaving Grantor as the sole and fee simple owner of the subject realty. **Map and Parcel No. 104-12-0G-001.00 CO**.

This is improved property commonly known as 1906 Bernard Avenue, Unit A, Nashville, Tennessee, 37212.

FULL power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with the said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust agreement; and every deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the Trust created by this Indenture and by said Trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the Trust's conditions and limitations contained herein and in said Trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, Trust deed, lease, mortgage or other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quit Claim deed of realty on this the 1ST day of NOVEMBER, 2024.

J R St Hilaire

JAMES ROBERT ST. HILAIRE, GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared, JAMES ROBERT ST. HILAIRE, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he executed the same, and as his own free act and deed.

Witness my hand and official seal in the county and State last aforesaid this 1st day of November, 2024.

Notary Public State of Tennessee

JOE WEYANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 9-19-28

NAME AND ADDRESS OF OWNER:

St. Hilaire Family Trust
James Robert St. Hilaire, Trustee
1906 Bernard Avenue, Unit A
Nashville, TN 37212

PERSON RESPONSIBLE FOR TAXES:

SAME/OWNER

STATE OF TENNESSEE
MONTGOMERY COUNTY

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J R St Hilaire
AFFIANT

Sworn to, and subscribed before me, this the 11th day of November, 2024.

Joe Weyant
NOTARY PUBLIC/ OFFICIAL

JOE WEYANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY