Karen Johnson Davidson County
Batch# 1213741 DEEDQC
12/10/2024 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241210-0095797

Prepared by: Wessley Inscoe, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PAUL A. ROSSOUW and CRISTI C. ROSSOUW

TO

PAUL ADAM ROSSOUW, Trustee of the PAUL ADAM ROSSOUW REVOCABLE TRUST dated November 05, 2024, and CRISTI CHENAULT ROSSOUW, Trustee of the CRISTI CHENAULT ROSSOUW REVOCABLE TRUST dated November 05, 2024

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 9th day of December, 2024, by and between PAUL A. ROSSOUW and CRISTI C. ROSSOUW ("Grantors"), and PAUL ADAM ROSSOUW, Trustee of the PAUL ADAM ROSSOUW REVOCABLE TRUST dated November 05, 2024, and CRISTI CHENAULT ROSSOUW, Trustee of the CRISTI CHENAULT ROSSOUW REVOCABLE TRUST dated November 05, 2024 ("Grantees"),

WITNESSETH:

That Grantors do hereby quitclaim and convey a fifty percent (50%) undivided interest to PAUL ADAM ROSSOUW, Trustee of the PAUL ADAM ROSSOUW REVOCABLE TRUST dated November 05, 2024, and a fifty percent (50%) undivided interest to CRISTI CHENAULT ROSSOUW, Trustee of the CRISTI CHENAULT ROSSOUW REVOCABLE TRUST dated November 05, 2024, all of Grantors' right, title and interest, in and to the following described property, to-wit:

> BEING a certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 814 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> BEING the same property conveyed to PAUL A. ROSSOUW and CRISTI C.

ROSSOUW, husband and wife, by Warranty Deed from William P. Hegmann and Judy Lea Hegmann, Trustees of the Hegmann Revocable Trust u/a/d August 19, 2013, dated December 04, 2023, and recorded on December 06, 2023, as Instrument No. 20231206-0094462 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 301 Demonbreun Street #814, Nashville, TN 37201.

This conveyance is subject to all matters and restrictions of record.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

PAUL A. ROSSOUW, Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **PAUL A. ROSSOUW**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9 day of December, 2024.

[notary seal]

ALEXANDRA HULME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires: 5/8/28

[additional signature on following page]

CRISTI C. ROSSOUW, Grantor

STATE OF TENNESSEE :
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CRISTI C. ROSSOUW**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9 day of December, 2024.

ALEXANDRA HULME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028 [notary seal]

Notary Public

My Commission Expires: 5/8/28

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**
Paul A. Rossouw, Trustee, and Cristi C. Rossouw, Trustee 301 Demonbreun Street #814 Nashville, TN 37201	Same/Owner
Property Address	**Map and Parcel No.**
301 Demonbreun Street #814 Nashville, TN 37201	093 06 0A 088.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Tennessee Certification of Electronic Document

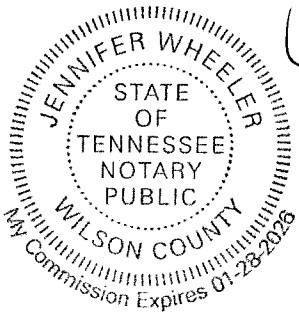
I, Alexandra Hulme, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/9/24.

Affiant Signature

12/9/24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 9th day of Dec., 2024.



Notary's Signature

MY COMMISSION EXPIRES: 1·28·26