Karen Johnson Davidson County
Batch# 1214820 DEEDQC
12/11/2024 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241211-0096323

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
KBC and BOC Community Property Trust Karl Burgess Canavan and Beth Owen Canavan, Co-Trustees 900 20th Avenue South, #602 Nashville, Tennessee 37212	Same	092-16-0E-040.00-CO Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Beth Owen Canavan, by these presents does hereby quitclaim, and by these presents transfer and convey unto Karl Burgess Canavan and Beth Owen Canavan, as Co-Trustees of the KBC and BOC Community Property Trust, their successors and assigns, all of her right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "Property").

This is improved property known as 900 20th Avenue South, #602, Nashville, Tennessee 37212.

The description herein is the same as that contained in the prior instrument.

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

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10th day of December, 2024.

BETH OWEN CANAVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Beth Owen Canavan, 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, at office, this 10th** day of December, 2024.



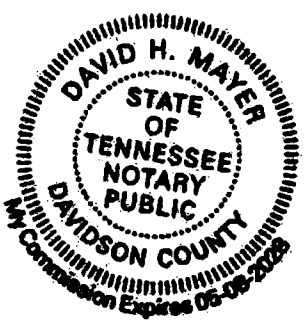
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 10th day of December, 2024.



Notary Public

EXHIBIT A

Being Unit No. 602, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, as amended in Instrument No. 20090818-0077786, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 124 and 200 and Storage Space Number 51, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Beth Owen Canavan, by Warranty Deed from Janie Anne Bell, Trustee of Janie Anne Bell Living Trust, of record in Instrument No. 20191011-0104382, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

TRUE COPY CERTIFICATION

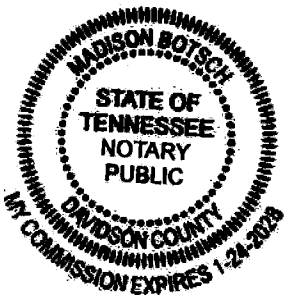
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 10, 2024.

Date: December 10, 2024

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 11, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 1/24/2028