Karen Johnson Davidson County
Batch# 1214822 DEEDQC
12/11/2024 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096325

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Ruth Guthrie
AFFIANT

Subscribed and sworn to before me on this day, December 11, 2024.

Hannah Jones
Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Edward Steven Guthrie and Ruth Alice Guthrie Community Property Trust
508 Madison Street #7
Nashville, TN 37208

Send Tax Bills To:
Same

Map-Parcel Number:
082-13-OD-203.00-CO

QUITCLAIM DEED

Edward S. Guthrie and Ruth Guthrie, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Edward Steven Guthrie and Ruth Alice Guthrie Community Property Trust**, dated November 21, 2013 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 11, 2024**.

Edward S. Guthrie

Ruth Guthrie

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Edward S. Guthrie and Ruth Guthrie**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 11, 2024.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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EXHIBIT A

Being Unit No. 203, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record in Instrument No. 20061019-0129740 and amended in Instrument No. 201105090035408, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Edward S. Guthrie and Ruth Guthrie, husband and wife, from Mary Batiwalla and Nevin Batiwalla, wife and husband, by deed of record in Instrument No. 20170425-004036, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 508 Madison Street #7, Nashville, TN 37208.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 11, 2024.

Affiant Signature

12/11/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
December 11, 2024.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028