THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Dana B. Perry

Karen Johnson Davidson County
Batch# 1217718 DEEDQC
12/18/2024 12:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241218-0098257

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Robert Harrison Landry and Sandra Gillespie Landry, Co-Trustees 527 Barton Avenue Chattanooga, TN 37405	**Robert Harrison Landry and Sandra Gillespie Landry, Co-Trustees 527 Barton Avenue Chattanooga, TN 37405**	**072143F 00100CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, ROBERT LANDRY and SANDRA LANDRY, husband and wife (the "Grantors"), do hereby transfer, convey and forever quitclaim unto ROBERT HARRISON LANDRY and SANDRA GILLESPIE LANDRY, Co-Trustees of the NEXT GENERATION COMMUNITY PROPERTY TRUST U/A dated December 10, 2024 (the "Grantees"), all of Grantors' right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee, and being more particularly described in EXHIBIT "A" which is attached hereto and incorporated herein by reference.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the property or for the accuracy of such information.

(Signature page to follow)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 10th day of December, 2024.

GRANTORS:

ROBERT LANDRY

SANDRA LANDRY

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

On this 10th day of December, 2024, before me, a Notary Public of the state and county aforesaid, personally appeared ROBERT LANDRY and SANDRA LANDRY, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 10th day of December, 2024.

DAVID ROBERTS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 23, 2027

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $-0- (zero).

AFFIANT-GRANTEE:

By: _____
Sandra Gillespie Landry, Co-Trustee

Sworn and subscribed to before me
this 10th day of December, 2024.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 23, 2027

DAVID ROBERTS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

EXHIBIT "A"
(Legal Description)

Land in Davidson County, Tennessee, being Unit A on the Plan of Townhomes at 1512 Straightway Avenue of record in Declaration of Covenants, Conditions and Restrictions for Townhomes at 1512 Straightway Avenue, a Horizontal Property Regime with Private Elements at Instrument No. 20150722-0072030, Amended in Instrument No. 20151001-0099607, Plan appearing on Exhibit B to said Amendment, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to A & N Investments, LLC, a Tennessee limited liability company by warranty deed from Urban Dwell Homes, LP, A Tennessee limited partnership of record in Instrument No. 20150611-0055407 Register's Office for Davidson County, Tennessee, dated 06/10/2015 and recorded on 06/11/2015.

Being a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee limited partnership by warranty deed from Tammy R. Raymer, now known as Tammy R. Boyd, and husband, Lucius Boyd of record in Instrument No. 20150610-0054772 Register's Office for Davidson County, Tennessee, dated 06/10/2015 and recorded on 06/10/2015.

Being a portion of the same property conveyed to Tammy R. Raymer by warranty deed from Robert Herald Herrman of record in Instrument No. 20010522-0053026 Register's Office for Davidson County, Tennessee, dated 05/17/2001 and recorded on 05/22/2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Reference is made for prior title to Instrument No. 20160407-0033500, of the Register's Office of Davidson County, Tennessee.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, DANA B. PERRY, 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 of document)*.

Dana B. Perry

DANA B PERRY *(printed name)*, Affiant Signature

Dated: December 10, 2024

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 10th day of December, 2024

Hannah Koehler

Hannah Koehler *(printed name)*, Notary Signature

My Commission Expires: January 11, 2026

HANNAH KOEHLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY