Karen Johnson
Batch # 1219911
12/26/2024 11 27 26 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099698

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That SCOTT RANDAL HINKLE, aka Scott Hinkle, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto SCOTT RANDAL HINKLE as Trustee of the Revocable Scott Randal Hinkle Living Trust 2024 dated December 19th, 2024 (herein "Grantee") or his successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit

Unit 1713 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee) of record as Instrument No 20240715-0053179 Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration

BEING the same property conveyed to Scott Hinkle and Renee Hartley as Tenants in Common (Scott Hinkle 90%, Renee Hartley 10%), from Nashville Gulch PII JV Holdings, a Delaware general partnership, by Special Warranty Deed with Vendor's Lien on August 14, 2024, and recorded on September 16, 2024, Instrument No 20240916-0071576 Register of Deeds, Davidson County, Tennessee

This is improved property, known as 1212 Demonbreun Street, Unit 1713, Nashville, TN 37203

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

This instrument has been prepared in accordance with information furnished by the within named Grantors and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

IN TESTIMONY THEREOF I have executed this instrument this 19th day of December, 2024

Grantor:

X Scott Randal Hinkle
SCOTT RANDAL HINKLE, aka Scott Hinkle

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
SCOTT RANDAL HINKLE, as Trustee of the Revocable Scott Randal Hinkle Living Trust 2024 1212 Demonbreun Street, Unit 1713, Nashville, TN 37203	SCOTT RANDAL HINKLE, as Trustee of the Revocable Scott Randal Hinkle Living Trust 2024 and RENEE HARTLEY, 1212 Demonbreun Street, Unit 1713, Nashville, TN 37203	**093090G15600CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SCOTT RANDAL HINKLE to me known to be the persons described in and who executed the foregoing, and acknowledged that he executed the same as his free act and deed

WITNESS my hand and Notarial Seal at office this 19th day of December, 2024

ERIC FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-26-2027

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes
Name SCOTT RANDAL HINKLE, as Trustee of the Revocable Scott Randal Hinkle Living Trust 2024, dated December 19th, 2024, 1212 Demonbreun Street, Unit 1713, Nashville, TN 37203

Grantee:

x Scott Randal Hinkle

SCOTT RANDAL HINKLE, as Trustee of the Scott Randal Hinkle Family Living Trust 2024 dated December 19th, 2024

Subscribed and sworn to before me this 19th day of December, 2024

Notary Public

ERIC FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-26-2027