Karen Johnson
Batch # 1220897
12/27/2024 12 18 44 PM
Fees $23 00 Taxes $584 05
Davidson County
DEEDQC
4 pgs
20241227-0100500

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

| Name and Address of New Owner: | Send Tax Bills to: | Property Identification: |
|---|---|---|
| Focus Properties / Tennessee, LLC<br>1211 Sixteenth Avenue, S.<br>Nashville, TN 37212 | -same- | 117030A11900CO |

# QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, APPLEBY ARROWS TRUST PARTNERSHIP, a Tennessee general partnership comprised of Claiborne K. McLemore IV and Elizabeth S. McLemore (the "Grantor") has this day bargained and sold, and does hereby convey and transfer to FOCUS PROPERTIES / TENNESSEE, LLC, a Tennessee limited liability company, its successors and assigns forever, all the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment described as follows:

Unit No. 119 in a horizontal property regime which is located on the plan of Versailles Condominiums, of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantor by deed of record as Instrument #20160622-0063596, in the Register's Office for Davidson County, Tennessee.

This subject property is subject to:

1. The terms and conditions of the Master Deed for Versailles Condominiums of record at Book 5168, page 944, said Register's Office, as amended; and
2. The terms and conditions of the Charter of the Versailles Townhouses Homeowner's Association, as of record at Book 5179, page 858, said Register's Office; and
3. The terms and conditions of the By-Laws of the Versaille's Townhouses Homeowner's Association, as of record at Book 5168, page 961, said Register's Office, as amended; and
4. Any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to it; and
5. Property taxes for the current year which have been pro-rated and assumed by he Grantee; and
6. Such other matters affecting it as may appear of record.

THIS IS improved property known generally as 3000 Hillsboro Pike, Unit #119, Nashville, Tennessee 37215.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor, acting through its duly authorized partners, has made this instrument, as of the 27th day of December, 2024.

APPLEBY ARROWS TRUST
PARTNERSHIP

By: _____
CLAIBORNE K. McLEMORE IV,
Partner

By: _____
ELIZABETH S. McLEMORE,
Partner

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BEFORE ME, Dawn E. Wright, a Notary Public of of the state and county aforementioned, personally appeared Claiborne K. McLemore IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Appleby Arrows Trust Partnership, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand, at office, this 27th day of December, 2024.

Dawn E. Wright
Notary Public

My commission expires: 06/20/2028

DAWN E WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BEFORE ME, Dawn E. Wright, a Notary Public of of the state and county aforementioned, personally appeared Elizabeth S. McLemore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Appleby Arrows Trust Partnership, the within named bargainor, a partnership, and that she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand, at office, this 27th day of December, 2024.

Dawn E. Wright
Notary Public

My commission expires: 06/20/2028

DAWN E WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $157,850.00.

Affiant

Sworn to and subscribed before me, this the 27th day of December, 2024.

NOTARY PUBLIC

My commission expires:

06/20/2028

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028