Davidson County
Quitclaim Deed to
Community Property Trust

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee,
Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1231008 DEEDQC
01/28/2025 12 05 20 PM 3 pgs
Fees $17 00 Taxes $0 00
20250128-0006454

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Byron & Kathi Hall Joint Revocable Trust dated December 27, 2024 c/o Byron George Hall and Kathleen Sue Hall, Co-Trustees 1114B Biltmore Drive Nashville, TN 37204	**SAME**	**131-12-OJ**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, BYRON G. HALL and KATHLEEN S. HALL, husband and wife (hereinafter referred to as "Grantor"), by these presents, do hereby quitclaim and convey unto BYRON GEORGE HALL and KATHLEEN SUE HALL, CO-TRUSTEES of the BYRON & KATHI HALL JOINT REVOCABLE TRUST dated December 27, 2024, (hereinafter "Grantee), its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of their right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B of Biltmore III Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore III Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071101-0128660, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Biltmore III Townhomes, a

Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20071101-0128660, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Byron G. Hall and wife, Kathleen S. Hall by Warranty Deed from Elbert O. Garner and wife, Brenda H. Garner of record in Instrument No. 20170518-0049459 Register's Office for Davidson County, Tennessee.

This is improved property known as 1114B Biltmore Drive, Nashville, Tennessee 37204.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 24th day of January 2025.

Byron G. Hall

BYRON G. HALL, Grantor

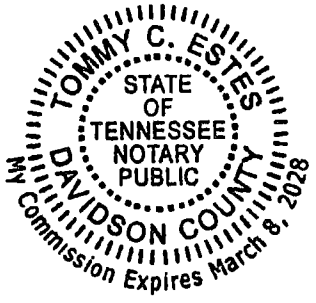
Kathleen S. Hall

KATHLEEN S. HALL, Grantor

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, BYRON G. HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24th day of January, 2025.

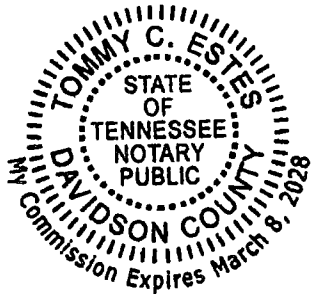


Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, KATHLEEN S. HALL, 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 24th day of January, 2025.



Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section (a)(1)(C)(vi) [formerly SECTION 67-4-409(a)(3)(F)].