Karen Johnson
Batch # 1237741
02/14/2025 11 18 39 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250214-0011337

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 FRANCO PAHMER, AFFIANT Subscribed and sworn to before me, this 7th day of February 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
FRANCO PAHMER and MARNIE KELLY PAHMER, CO-TRUSTEES 517 Brennan Lane Franklin, TN 37067	Same as New Owner	Map and Parcel No.: 181-02-0A-054.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Franco Pahmer, ("Grantor") do hereby quitclaim, transfer and convey unto Franco Pahmer and Marnie Kelly Pahmer, Co-Trustees of the Pahmer-Kelly Joint Revocable Trust, created October 12, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 8221 Lenox Creekside Drive, B-12, Antioch, Tennessee 37013, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-12 of Lenox Creekside Phase 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside Phase 1 of

record in Instrument Number 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E1, E2, and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Franco Pahmer, unmarried, from Raad A. Abdulkarim, unmarried, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20211101-0146001.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7 day of February 2025.

Franco Pahmer, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Franco Pahmer**, the Grantor, 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 and official seal at office, this 7 day of February 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028