Karen Johnson
Batch # 1237781
02/14/2025 12 49 49 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250214-0011410

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Robert Douglas Minton Jr. and Janice Ann Minton, Co-Trustees
Minton Family Trust
601 Old Hickory Blvd., Unit 69
Brentwood, TN 30727

Send tax notice to: Robert Douglas Minton Jr. and Janice Ann Minton, Co-Trustees
Minton Family Trust
601 Old Hickory Blvd., Unit 69
Brentwood, TN 30727

Map and Parcel No. 171 038 265.00CO

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Robert Douglas Minton Jr. and Janice Ann Minton**, husband and wife, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Robert Douglas Minton Jr. and Janice Ann Minton, Co-Trustees of the Minton Family Trust** ("Grantee"), a revocable living trust established pursuant to Tenn. Code Ann. § 35-15-510, under an agreement dated February 10, 2025, Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit A.

The legal description is taken from the prior deed of record. This improved property is commonly referred to as 601 Old Hickory Blvd., Unit 69, Brentwood, Tennessee 37027.

Being the same property conveyed from Robert Douglas Minton Jr. to Robert Douglas Minton Jr. and Janice A. Minton*, husband and wife, by quitclaim deed, of record in Instrument No. 20210930-0131591, Register's Office, Davidson County, Tennessee.

*Janice A. Minton and Janice Ann Minton are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 10th day of February, 2025.

Robert Douglas Minton Jr.

Robert Douglas Minton Jr.

Janice Ann Minton

Janice Ann Minton

STATE OF WILLIAMSON)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Robert Douglas Minton Jr. and Janice Ann Minton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2025.

NOTARY PUBLIC

My Commission Expires:



EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.

Exhibit A

Legal Description for Map and Parcel No. 171 038 265.00CO

A certain Townhouse in Davidson County, Tennessee, described as Unit No. 27, Townhomes of Fredericksburg, Phase Two, Section Seven, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase Two, Section Seven recorded in Plat Book 9700, page 957, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 11550, page 531 and Book 11682, page 75, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fredericksburg Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws Appended thereto, recorded in Book 11550, page 531 and Book 11682, page 75, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.