Karen Johnson
Batch # 1240311
02/24/2025 02 54 50 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250224-0013602

THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 16 day of ~~December, 2024~~ January 2025.

Notary Public

My Commission Expires: 10/29/28

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
James and Susan Antoon Revocable Trust dated December 16, 2024	258 Cherokee Station Drive	Owner	
258 Cherokee Station Drive	Nashville, TN 37209		**103-08-0E-001.00-CO**
Nashville, TN 37209			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **James W. Antoon, Sr. and Susan Antoon, husband and wife as joint tenants** (Grantor), does hereby quitclaim, transfer and convey unto **James William Antoon and Susan Elizabeth Antoon, Trustees of the James and Susan Antoon Revocable Trust dated December 16, 2024,** (Grantees), their successors and assigns, all of their rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit

A certain townhome located in Davidson County, Tennessee, being Unit 13D-A of Cherokee Crossing Townhomes, a Horizontal Property Regime with Private Elements 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 Cherokee Crossing Townhomes of record in Instrument No. 20060908-0111567, 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 to said Master Deed, amending Lot Nos. 13D through 17D, inclusive, on plat of Cherokee Crossing of record in Instrument No. 20050328-0032338; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to James W. Antoon Sr. and Susan Antoon, husband and wife by Warranty deed Michael Gorden and Stacia Gorden, husband and wife of record in Instrument No. 20231020-0082343 Register's Office for Davidson County, Tennessee, dated October 19, 2023 and recorded on October 20, 2023.

WITNESS my hand this the 16 day of December, 2024

James W. Antoon, Sr.

Susan E Antoon

Susan Antoon

STATE OF Florida)
COUNTY OF Brevard)

Personally appeared before me, Danelle Bagley, the undersigned, a Notary Public, in and for said State and County, **James W. Antoon Sr. and Susan Antoon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at Brevard, Florida, this 16 day of December, 2024

NOTARY PUBLIC
My Commission Expires. June 24, 2028

Notary Public State of Florida
Danelle W Bagley
My Commission HH 564977
Expires 6/24/2028