Davidson County
Batch # 1240800
DEEDQC
02/26/2025 11 41 31 AM
2 pgs
Fees $12 00 Taxes $0 00
20250226-0014252

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL #
The Sola Gratia Trust 1105 Lawrence Ave Nashville, TN 37204	The Sola Gratia Trust Trustee 1105 Lawrence Ave Nashville, TN 37204	Map/ Parcel ID 105 13 00 002.00

This instrument prepared by: Connie Allison, Attorney at Law, 725 Cool Springs Blvd., Suite 600, Franklin, Tennessee 37067. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Kirsten A. Davies (hereinafter referred to as "Grantor") do hereby reserve a life estate for myself and then quitclaim, bargain, sell and convey unto The Sola Gratia Trust (hereafter referred to as the "Grantee"), a certain tract or parcel of improved land in Davidson County, Tennessee, commonly known as 1105 Lawrence Ave in Nashville Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Cottages at Lawrence and 11th-II, a condominium 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 Declaration of Protective Covenants, Conditions and Restrictions establishing Cottages at Lawrence and 11th-II of record in Instrument No. 20130129-0009151, amended in Instrument No. 20130729-0078730, 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 "B" to said Master Deed' 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 previously conveyed from John C. Barton to Kirsten A. Davies, by Warranty Deed on November 30, 2020, and recorded on December 14, 2020, of record in Instrument Number 20201214-0147278, in the Registrar's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) any and all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, and restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

(STATE OF Tennessee)
(COUNTY OF Williamson)
( )
(The actual consideration or value, whichever is greater for this transfer is $0.00.)
( )
( )
( )
(Affiant Kirsten A. Davies)
( )
( )
(Subscribed and sworn to before me)
(this 23rd day of Feb 2025.)
( )
( )
(Notary Public)
(My Commission Expires: 6/13/2025)
( )

CONNIE ALLISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this the 25 day of February, 2025.

Kirsten A. Davies, Grantor

STATE OF TENNESSEE }
COUNTY OF Williamson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Kirsten A. Davies, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purposes therein contained.

CONNIE ALLISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand and official seal on this the 25 day of Feb 2025.

My Commission Expires 6/13/2025 Notary Public