Karen Johnson Davidson County
Batch # 1244463 DEEDQC
03/07/2025 04 26 22 PM 2 pgs
Fees $12 00 Taxes $0 00
20250307-0017561

This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
WILSON HARKEY FAMILY TRUST 518A Southgate Avenue Nashville, TN 37203	Todd Harkey and Brooke Wilson 518A Southgate Avenue Nashville, TN 37203	105-11-2D-027.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Todd Harkey and Brooke Wilson Grantors, convey and quitclaim to Todd Shoaf Harkey and Brooke Denise Wilson as co-Trustees of the **WILSON HARKEY FAMILY TRUST dated the 15th day of March 2024**, Grantee(s), its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 27 of Southgate Station, 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 Declaration of Covenants, Conditions and Restrictions for Southgate Station, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170726-0075875, as amended in Instrument No. 20171130-0122369, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and with 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 and upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration together with a percentage interest in the common elements as set forth in the Master Deed.

Being the same property conveyed to Todd Harkey and Brooke Wilson, husband and wife, by warranty deed from Southgate Partners, LLC a Tennessee limited liability company, by deed dated the 18th of December 2019, of record in Instrument No. 20191223-0131881, said Register's Office.

This is improved real property known as: 518A Southgate Avenue, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 1st day of April, 2024

Todd Harkey, Grantor

Brooke Wilson, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Todd Harkey and Brooke Wilson, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 1st day of April, 2024

Notary Public

My commission expires: 05-16-2026

KEVIN EBERLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this ____ day of _____

Notary Public

My commi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ ZERO **, Affiant**

Subscribed and sworn before me this the 7 **Day of** MARCH **, 20** 25.

, Deputy Register