Karen Johnson
Batch # 1245663
03/11/2025 09 11 26 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250311-0018163

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Joe B. Lewis, Trustee Cindy B. Lewis, Trustee The Lewis Community Property Trust 7477 Highway 70 South, Unit 203 Nashville, TN 37221	Joe B. Lewis, Trustee The Lewis Community Property Trust 7477 Highway 70 South, Unit 203 Nashville, TN 37221	142-02-0-D-203.00 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joseph B. Lewis** and **Cynthia B. Lewis**, as Grantors, by these presents do hereby quitclaim and convey unto **Joe B. Lewis** and **Cindy B. Lewis, as Trustees of The Lewis Community Property Trust, U/A Dtd. the** 3rd **day of March, 2025**, as Grantees, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 7747 Highway 70 South, Unit 203, Nashville, Tennessee 37221.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 3rd day of March, 2025.

Joseph B. Lewis

Cynthia B. Lewis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, a Notary Public in and for said County, **Joseph B. Lewis** and **Cynthia B. Lewis**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2025.

Notary Public

SADIE MARIE GUZIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Joseph B. Lewis

Subscribed and sworn to before me, this 3rd day of March, 2025.

Notary Public

SADIE MARIE GUZIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 07/06/2026

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 203, in Building One, as shown on Exhibit D of the Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20190206-0011432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

And being the same property conveyed to Joseph B. Lewis and Cynthia B. Lewis, husband and wife, by Deed from Parkside Builders, LLC, a Tennessee limited liability company, and of record as Instrument No. 20200402-0035519, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.