Karen Johnson Davidson County
Batch# 1246157 DEEDQC
03/14/2025 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018784

Tax Identification Numbers:	Owner:	Responsible Taxpayer:
105014B00100CO	James D. Douglas	James D. Douglas
105014B00200CO	1100 Clover Hill Lane	1100 Clover Hill Lane
	Knoxville, TN 37922	Knoxville, TN 37922

QUITCLAIM DEED

This INDENTURE is made on this 7 day of March, 2025, by and between ERIC AXLEY ("Grantor") and JAMES D. DOUGLAS ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and quitclaimed and does hereby release and quitclaim unto Grantee all of Grantor's interest in that certain real property and premises described in Exhibit A attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has set its hand and seal as of the date first above written.

Eric Axley, by Attorney-In-Fact James D. Douglas
pursuant to Limited Power of Attorney dated
February 20, 2025

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared James D. Douglas, attorney-in-fact for Eric Axley pursuant to Limited Power of Attorney dated February 20, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, this 7 day of March, 2025.

Notary Public

My Commission Expires:
6/05/2028

TANZA LAWRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/05/2028
KNOX COUNTY

This instrument prepared by:
WOOLF, McCLANE, BRIGHT, ALLEN & CARPENTER, PLLC
900 Riverview Tower, 900 S. Gay Street, Knoxville, Tennessee 37902-1810

6601004.1

I hereby swear or affirm that the actual consideration of this quitclaim deed is $0.00.

Affiant

Subscribed and sworn to before me this 7 day of March, 2025.

Notary Public

My Commission Expires:
6/05/2028

TANZA LAWRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/05/2028
KNOX COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Parcel 1

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1010 Southside Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210303-0027350, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B," to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1010 Southside Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210303-0027350, and Bylaws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Parcel 2

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1010 Southside Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1010 Southside Avenue, of record in Instrument No. 20210303-0027350, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Axley by Warranty Deed from Cornerstone Investments, Inc., a Tennessee corporation, dated October 13, 2022, of record as Instrument No. 20221018-0113610, in the Register's Office for Davidson County, Tennessee.

Same descriptions as prior deeds of record, no surveys having been prepared at the time of this Deed.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREON. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

True Copy Certification

I, Jim Bondurant, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on this 7 day of MARCH, 2025.

Jim Bondurant
Affiant Signature

3.12.25
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 12 day of MARCH, 2025

Debora Jones
Notary Signature

MY COMMISSION EXPIRES: 4.7.2026
Notary's Seal (if on paper)

