Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	AJD Property Trust 327 Liebler Lane Franklin, Tennessee 37064
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	MAP Part of 93-6 PARCEL 43
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

Karen Johnson Davidson County
Batch# 1247661 DEEDQC
03/14/2025 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0019230

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 13th day of March, 2025 by and between Adrian J. Davis, Personal Representative of the Estate of Frank C. Davis, Jr., (Mr. Frank C. Davis, Jr. having deceased on January 1, 2025) conveys said real property to the AJD Property Trust, dated March 13, 2025, Tasha D. Davis, Trustee(s), "Grantee," including all the rights, title and interest in all that tract or parcel of land, lying and being situated in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No.1002 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Metropolitan Development and Housing Agency of record as Instrument No. 20060607-0067537, Register's Office for Davidson County, Tennessee, dated June 5, 2006.

BEING the same property conveyed to Frank Davis, a single man, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20080331-0031583, Register's Office for Davidson County, Tennessee, dated March 31, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantor, (2) All restrictions of record, (3) All easements of record,

(4) All visible easements, (5) All matters appearing on the plan of record, and (6) All applicable governmental and zoning regulations.

Being the same property located at 301 Demonbreun Drive, Unit 1003, Nashville, 37201

WITNESS my/our hand(s) and seal on this 13 day of March, 2025

Adrian J. Davis, Personal Representative of the Estate of
Frank C. Davis, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Adrian J, Davis, Personal Representative of the Estate of Frank C. Davis, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 13 th day of March, 2025.

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 13 th day of March 2025.

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Douglas L. Waterman, 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 law on 3-13-2025.

Date

Affiant Signature

3-13-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature

My Commission Expires: 5-5-2025
Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025