Karen Johnson Davidson County
Batch # 1248596 DEEDQC
03/20/2025 12 45 40 PM 4 pgs
Fees $22 00 Taxes $0 00
20250320-0020539

EXEMPT FROM TRANSFER TAX
PURSUANT TO T C A SEC 67-4-409 (a)(1)(C)(vii)

| THIS INSTRUMENT PREPARED BY. | PROPERTY OWNER & ADDRESS: | PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS· |
|---|---|---|
| The Law Office of Nancy L Choate P C<br>Nancy L Choate, Attorney at Law<br>403 North Parkway, Ste 201<br>Jackson, Tennessee 38305 | | |
| Without Survey or Title Examination (ktll )<br>Without Serving as Closing Attorney | Clarence Dowling and<br>Moira Elizabeth Dowling,<br>Trustees of the<br>Clarence Dowling and<br>Moira Elizabeth Dowling Trust<br>1212 Laurel St #903<br>Nashville, TN 37203 | Clarence Dowling and<br>Moira Elizabeth Dowling,<br>Trustees of the<br>Clarence Dowling and<br>Moira Elizabeth Dowling Trust<br>11 Deepwood Dr<br>Jackson, TN 38305 |

Map & Parcel 093-09-0C-075 00-CO – 1212 Laurel Street #903

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS. That we, CLAREY R DOWLING and wife, MOIRA ELIZABETH DOWLING, for and in consideration of the sum of One ($1 00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto CLARENCE DOWLING AND MOIRA ELIZABETH DOWLING, TRUSTEES OF THE CLARENCE DOWLING AND MOIRA ELIZABETH DOWLING TRUST, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit

**MAP & PARCEL 093-09-0C-075.00-CO**

A certain condominium located in Davidson County, Tennessee, being Unit 903 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq of the Tennessee Code Annotated, under the Declaration of

Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration

This conveyance is subject to.

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Instrument No. 20120216-0013756, Register's Office of Davidson County, Tennessee
- Subject to the By-Laws for the administration thereof, also subject to the 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 thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Twelve Twelve, A Condominium, of record in Instrument No. 20140718-0063781, amended in Instrument No 20160614-0060193, and Instrument No 20191230-0134559 Register's Office for Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc of record in Instrument No 20140627-0056540, Register's Office for Davidson County, Tennessee
- Easement to the State of Tennessee of record in Book 4318, Page 544, Register's Office for Davidson County, Tennessee
- Bill No 084-571 closing Alley No 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee
- Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, Register's Office for Davidson County, Tennessee
- Arts Center Redevelopment Plan restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and amended in Instrument No 20020715-0084598, Register's Office for Davidson County, Tennessee
- Arts Center Redevelopment Plan in Ordinance# 98-1188, Amendment No 1 as Ordinance #99-1761 and Amendment No 2 as Ordinance No BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee
- The plat of survey by Cherry Land Surveying, Inc , dated December 11, 2012 shows an NES Easement in the southeast portion of property
- Declaration of Easements and Restrictive Covenants of record in Instrument No 20121227-0119217, Register's Office for Davidson County, Tennessee

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130122-0006827, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646, Register's Office for Davidson County, Tennessee
- Restrictions of record in Instrument Number 20131231-0131305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Being the same real estate conveyed to CLAREY R DOWLING AND WIFE, MOIRA ELIZABETH DOWLING, by Warranty Deed of record as Instrument Number 20200827-0097208, in the Register's Office of Davidson County, Tennessee

This transfer is by Quitclaim and Grantor makes no warranties about this title

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 17 day of March, 2025

Clarey R Dowling
CLAREY R. DOWLING

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared CLAREY R. DOWLING, to me known 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 17 day of March, 2025

Kara Turner
Notary Public

My Commission Expires: 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Moira Elizabeth Dowling
MOIRA ELIZABETH DOWLING

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared MOIRA ELIZABETH DOWLING, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

Witness my hand and seal this 17 day of March, 2025

Kara Turner
Notary Public

My Commission Expires 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON