Karen Johnson Davidson County
Batch # 1251968 DEEDQC
03/25/2025 12 27 23 PM 2 pgs
Fees $12 00 Taxes $0 00
20250325-0022278

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That OLIVIA P LAWSON, aka Olivia Lawson, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby quit claim and convey unto OLIVIA P LAWSON as Trustee of the Revocable Olivia P Lawson Living Trust 2025, dated March 19th, 2025, (herein "Grantee") or his/her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 503 of The Bristol on Broadway, a condominium, being a portion of Lots Nos 142 and 143 on the Plan of the Boyd Addition to Nashville, recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003 Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof The Interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium

Together with one parking stall #156.

BEING the same property conveyed to Olivia Lawson, a single woman, from Caitlin Marie Crowley, unmarried, by Warranty Deed on August 22, 2023, and recorded on August 22, 2023, Instrument No 20230822-0065671, Register's Office, Davidson County, Tennessee

This is improved property, known as 1803 Broadway, #503, Nashville, TN 37203

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 19th day of March, 2025

Grantor:

Olivia Lawson

OLIVIA P LAWSON

Address of New Owner	Send Tax Bills to	Map and Parcel
OLIVIA P LAWSON, as Trustee of the Revocable Olivia P Lawson Living Trust 2025, 1803 Broadway, #503, Nashville, TN 37203	OLIVIA P LAWSON, as Trustee of the Revocable Olivia P Lawson Living Trust 2025, 1803 Broadway, #503, Nashville, TN 37203	**092-16-0D-503.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared OLIVIA P LAWSON to me known to be the persons described in and who executed the foregoing, and acknowledged that she executed the same as her free act and deed

WITNESS my hand and Notarial Seal at office this 19th day of March, 2025

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name OLIVIA P LAWSON, as Trustee of the Revocable Olivia P Lawson Living Trust 2025, dated March 19th, 2025, 1803 Broadway, #503, Nashville, TN 37203

Grantee:

Olivia Lawson
OLIVIA P LAWSON, as Trustee of the Olivia P Lawson Living Trust 2025, dated March 19th, 2025

Subscribed and sworn to before me this 19th day of March, 2025

Notary Public

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-