Karen Johnson
Batch # 1252089
03/25/2025 03 00 08 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250325-0022407

THIS INSTRUMENT PREPARED BY:
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
Kenneth C. Moulton and Madeline G. Moulton, Trustees 6510 Lancret Hill Drive Austin, TX 78745	SAME AS NEW OWNER	105-14-0C-805.00-CO

This conveyance is exempt from recordation tax under T.C.A. §67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. §67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, KENNETH MOULTON, ("Grantor") do hereby quitclaim and by these presents do transfer and convey unto KENNETH CHARLES MOULTON and MADELINE GRACE MOULTON, TRUSTEES OF THE IRISH FROGS MANAGEMENT TRUST u/t/a dated February 18, 2025, their successors and assigns, all of Grantor's right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 17 day of March, 2025.

KENNETH MOULTON

STATE OF TEXAS)
COUNTY OF _____)

Before me personally appeared KENNETH MOULTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 17th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 9/1/2026

MARCIAL VILLARREAL
Notary ID #125824456
My Commission Expires
September 1, 2026

EXHIBIT A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 805 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-:101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070918-0110745, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Kenneth Moulton by deed of record in instrument number 201660831-0091462, R.O.D.C.

This is improved property known as 2310 Elliot Avenue, Unit 805, Nashville, TN 37204.