Karen Johnson Davidson County
Batch# 1258312 DEEDQC
04/14/2025 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027714

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Robert Clayton Thompson and Amy Marie Britt, Co-Trustees 160 Charleston Park Nashville, TN 37205	Robert Clayton Thompson and Amy Marie Britt, Co-Trustees 160 Charleston Park Nashville, TN 37205	116 08 0G 160.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, ROBERT CLAYTON THOMPSON and AMY MARIE BRITT, by these presents do hereby quitclaim and convey unto ROBERT CLAYTON THOMPSON and AMY MARIE BRITT, CO-TRUSTEES OF THE BRITT-THOMPSON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

A certain building site being Lot No. 160 as shown on the Plan of Sugartree Phase 3 (Revised), which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, page 157; Amendments recorded in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Instrument No. 20170522-0050870, Instrument No. 20210430-0058356 and Supplementary Declaration recorded in Book 5087, page 220.

Being the same property conveyed by deed of record as Instrument #20220413-0042728, Register's Office for Davidson County, Tennessee.

This is property known as 160 Charleston Park, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 8 day of April, 2025.

ROBERT CLAYTON THOMPSON

AMY MARIE BRITT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert Clayton Thompson and Amy Marie Britt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of April, 2025.

Notary Public

My Commission Expires:
Oct 4 2027

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Kathryn B. Kerlyon
Affiant

Subscribed and sworn to before me
this 8 day of April, 2025.

Notary Public

My Commission Expires: Oct 4 2027

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

46251919.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 8, 2025 (date of document).

Affiant Signature

04/11/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of April, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

