QUIT CLAIM DEED Karen Johnson Batch # 1265176 04/28/2025 08 49 25 AM Fees $12 00 Taxes $0 00 Davidson County DEEDQC 2 pgs 20250428-0032189	**EXEMPT FROM TRANSFER TAX:** Transfer to present owners' revocable living trust is exempt under TCA 67-4-409(a)(3)(F) No oath of value required in any transaction that is exempt from tax under TCA 67-4-409(a)(5).

This instrument prepared by & return to:
William J Mitchell, 7809 Laurel Avenue, Suite 14, Madeira, Ohio 45243

Address New Owners:	Send tax bills to:	Map Parcel No.:
Thomas Allen Quick and Christine Marie Quick, Trustees of the Quick Family Revocable Trust dated April 22, 2025	NEW OWNER	104 02 3K 103.00
9511 Cooper Lane Cincinnati, OH 45242		

KNOW ALL MEN BY THESE PRESENTS, that **Thomas Allen Quick** and **Christine Marie Quick, husband and wife**, Grantors, on this the 22nd day of April, 2025, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, quitclaim, remise, release, and convey unto **Thomas Allen Quick and Christine Marie Quick, or their successors in Trust, Trustees of the Quick Family Revocable Living Trust dated April 22, 2025,** Grantees, all their right, title and interest in and to the following described real estate to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103, also shown as Unit No. 3 on the Plan of the Mezzo Lofts West Condominiums having been established by the Declaration of Covenants, Conditions and Restrictions of The Mezzo Lofts West End Condominiums of record in Instrument No. 20140929-0089689 and amended in Instrument No. 20150902-0089581, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Allen Quick and Christine Marie Quick, husband and wife by Warranty Deed from William Ledbetter and Maria Ledbetter, husband and wife, dated May 8, 2024, and recorded on May 13, 2024 in Instrument No. 20240513-0034970, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters reference in the master deed and by-laws, and (f) all applicable government and zoning regulations.

This is improved property, known as 3210 Long Boulevard, Unit 103, Nashville, Tennessee 37201

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 22nd day of April, 2025.

Thomas Allen Quick

Christine Marie Quick

STATE OF OHIO)
ss:
HAMILTON COUNTY)

Be It Remembered, that on the **22nd** day of **April**, in the year of our Lord two thousand twenty-five (2025), before me, the subscriber, a Notary Public in and for said county, personally appeared **Thomas Allen Quick** and **Christine Marie Quick,** the individuals named in the foregoing Deed, and acknowledged the signing thereof to be their voluntary acts for the uses and purposes therein mentioned.

Witness my hand and seal this **22nd** day of **April, 2025**.

NOTARIAL SEAL STATE OF OHIO

William J Mitchell, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec 147 03 R C

Notary Public
My commission expires: No expiration.

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.