Karen Johnson Davidson County
Batch # 1272214 DEEDQC
05/12/2025 02:22:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250512-0037302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Linda Antoinette Licalsi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE MOXIE MAE BROWN REVOCABLE LIVING TRUST	**SAME**	**142-06-0A-240.00 CO**
(NAME) **5828 Chase View Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Linda Antoinette Licalsi, an unmarried person, and Anita C. Licalsi, an unmarried person, expressly as joint tenants with rights of survivorship,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Linda Antoinette Licalsi, Trustee of THE MOXIE MAE BROWN REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE MOXIE MAE BROWN REVOCABLE LIVING TRUST, Dated April 29, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 240, Building No. 39, and Garage Numbers 1 and 2 of "Peppertree" Creekside Meadows 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 of record in Book 4834, Page 257, and as amended in Book 5984, page 174, in Book 5045, Page 800, in Book 5086, Page 80, in Book 5259, Page 5, in Book 6874, Page 354, in Books 7610, Page 973, and in Book 6535, Page 723, Register's Office for Davidson County, Tennessee, 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 plat of "Peppertree" Creekside Meadows Condominiums, as of record in Book 4675, Pages 128, 129 and 130, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Linda Antoinette Licalsi, an unmarried person, and Anita C. Licalsi, an unmarried person, expressly as joint tenants with rights of survivorship, by Warranty Deed from Cathey L. Crabtree, having since married and now being Cathey L. Roberts, dated January 28, 1999 and recorded on February 1, 1999, of record in Book 11320, Page 133, in the Register's Office of Davidson County, Tennessee.

This conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the by-laws for the

administration thereof; also subject to easements, rights and interests 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 building 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, as set forth above, Register's Office for Davidson County, Tennessee, and by-laws of record in Book 4834, Page 297, as amended in Book 6237, Page 644, and Book 6535, Page 724, said Register's Office.

Unimproved ( )
This is improved (X) property, known as: **810 Bellevue Road, Unit #240, Nashville, Tennessee 37221.**

Witness our hands, this the 29th day of April, 2025.

Linda Antoinette Licalsi
Linda Antoinette Licalsi

Anita C. Licalsi
Anita C. Licalsi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Antoinette Licalsi** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anita C. Licalsi** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026