Karen Johnson Davidson County
Batch # 1272214 DEEDQC
05/12/2025 02:22:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250512-0037303

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 27 DAY OF May 2025.

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

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

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-142.00**
(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, I, **Linda Antoinette Licalsi, unmarried,** hereinafter called the Grantor, 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:

Situate in Davidson County, Tennessee, Being Unit Number 142, Building No. 11 and Garage No. 4 on the Plan of Peppertree-Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5 and Book 6535, page 723, the Plat of which is of record in Plat Book 4675, page 128 thru 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linda Antoinette Licalsi, Unmarried by Warranty Deed from Rick Payne, Unmarried, of record in Instrument No. 20200514-0050238, in the Register's Office of Davidson County, Tennessee, dated May 12, 2020 and recorded on May 14, 2020.

This conveyance is subject to:

- *Taxes for the year 2020 and subsequent years.*
- *Plan of record in Book 4675, Pages 128 through 130, inclusive, I Register's Office for Davidson County, Tennessee.*
- *Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Pages 723 and 724, Book 6784, Page 354 and Book 7610, Page 973, Register's office for Davidson County, Tennessee.*
- *Charter of Creekside Meadows Homeowner's Association, Inc. of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.*

- *Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.*
- *Grant of Easement of record in Instrument Number 20140902-0079894, in the Register's Office for Davidson County, Tennessee.*
- *By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.*
- *Agreement of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.*
- *Any and all existing easements and restrictions as shown of record not stated herein.*

Unimproved ( )
This is improved (X) property, known as: **810 Bellevue Road, Unit #142, Nashville, Tennessee 37221.**

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

Linda Antoinette Licalsi

Linda Antoinette 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