This Instrument Prepared By:
Capstone Title & Escrow, LLC
210 Baber Park W., Suite 150
Gallatin, TN 37066

Karen Johnson
Batch # 1284033
06/13/2025 08:43:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250613-0045855

QUITCLAIM DEED

That for good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **Meredith Austin and Robert Gary Austin, wife and husband**, have quitclaimed all their rights, title and interest and hereby transfer and convey unto **Robert Gary Austin, Jr., and Meredith Redus Austin, Co-Trustees of The GMA Trust dated May 23, 2025**, the following described lots, tracts, or parcels of land, to-wit, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

Being located in the Second Civil District of Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Unit A of 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131202-0122386, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and related to the units, property, co-owners and tenants of 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131202-0122386, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Previous and last conveyance being a Warranty Deed from **James Kenneth Askew and Stephanie Lee Askey, husband and wife**, to **Meredith Austin and Robert Gary Austin, wife and husband**, dated October 15, 2019, and recorded October 16, 2019, in Instrument No. 20191016-0105991, in the Register's Office of Davidson County, Tennessee.

Map/Parcel 131 12 0I 001.00

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and/or their agents, no boundary survey was made at the time of this conveyance. The description contained herein is being taken from the previous and last Warranty Deed.

Taxes hereinafter are to be mailed to the grantee herein at:

1104A Biltmore Drive, Nashville, Tennessee 37204

Grantee's Address:

1104A Biltmore Drive, Nashville, Tennessee 37204

The words "(Grantor)" and "(Grantee)" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Meredith Austin and Robert Gary Austin have caused this instrument to be executed on this 23rd day of May, 2025.

Meredith Austin

Robert Gary Austin

State of Tennessee
County of Putnam

Personally appeared before me, a Notary Public, the within named bargainors, Meredith Austin and Robert Gary Austin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of May, 2025.

Notary Public
My Commission Expires: 10/23/27



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2025.

Notary/Register
Commission Expires: 10/23/27

