Karen Johnson
Batch # 1284385
06/13/2025 02:28:10 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250613-0046329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 2025.

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 MICHAEL H. FOBEAR REVOCABLE LIVING TRUST	**SAME**	**129-15-0-A** **154.00 CO**
(NAME) **21 Vaughn's Gap Road, Unit J-154**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **MICHAEL FOBEAR,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **MICHAEL H. FOBEAR, Trustee of THE MICHAEL H. FOBEAR REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE MICHAEL H. FOBEAR REVOCABLE LIVING TRUST, Dated June 11, 2025**, as amended from time to time, and to their 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:

Being Unit No. J154 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed established Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and indemnification of said Unit

Being the same property conveyed to Emily B. Thomas and Jerry M. Buchanan, Joint Tenants with Right of Survivorship and not as Tenants in Common by Warranty Deed of record in Book 11653, Page 71, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Fobear, from Emily B. Thomas, a single woman and Jerry M. Buchanan, a single man, by Warranty Deed dated April 29, 2003, of record in Instrument No. 20030506-0060284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Unimproved ( )
This is improved (X) property, known as: **21 Vaughn's Gap Road, Unit J-154, Nashville, TN 37205.**

Witness our hands, this the 11th day of June, 2025.

Michael H. Fobear
MICHAEL FOBEAR

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 **MICHAEL FOBEAR** 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 he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 11th day of June, **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