Karen Johnson
Batch # 1289735
06/25/2025 08:25:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250625-0049861

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Terence Calloway & Jacqueline Elaine Calloway, Co-Trustees Calloway Tennessee Community Property Trust 4117 Lone Oak Road #5 Nashville, TN 37215	same as new owner	131 03 2J 005.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

TERENCE CALLOWAY,
Affiant

Subscribed and sworn to before me,
this 19th day of June, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

ELIZABETH L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, TERENCE CALLOWAY and JACQUELINE ELAINE CALLOWAY, "Grantor," by these presents, does hereby quitclaim and convey unto TERENCE CALLOWAY AND JACQUELINE ELAINE CALLOWAY, AS CO-TRUSTEES OF THE CALLOWAY TENNESSEE COMMUNITY PROPERTY TRUST, dated June 19, 2025, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5 of Green Hills Station fka 4117 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Green Hills Station fka 4117 Lone Oak Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210202-0015164, amended in Instrument No. 20210518-0067201, amended and restated in Instrument No. 20220118-0006802, in the Register's Office for Davidson County, Tennessee, and with said Unit being

depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Terence Calloway and Jacqueline Elaine Calloway by deed from 4117 Lone Oak Rd. Partners LLC, a Tennessee limited liability company, of record in Instrument Number: 20221128-0124482, Register's Office for Davidson County, Tennessee.

This is improved property known as 4117 Lone Oak Road, Unit #5, Nashville, TN 37215.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of June, 2025.

TERENCE CALLOWAY

JACQUELINE ELAINE CALLOWAY

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 TERENCE CALLOWAY and JACQUELINE ELAINE CALLOWAY with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 19 day of June, 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY