Karen Johnson Davidson County
Batch# 1311091 DEEDQC
08/18/2025 07:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250818-0065349

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Charles Hathaway Steedman, Affiant

Subscribed and sworn to before me this
20th day of June, 2025.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Charles Hathaway Steedman Lisa Marie Steedman 1249 4th Ave. N. Nashville, TN 37208	Same	082-09-0Q-036.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Charles Hathaway Steedman,** married, the "**Grantor**", does hereby convey and quitclaim unto **Charles Hathaway Steedman and Lisa Marie Steedman,** husband and wife, the "**Grantees**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 20th day of June, 2025.

Charles Hathaway Steedman

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Charles Hathaway Steedman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 20th day of June, 2025.



Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Land in Davidson County, Tennessee, Being Unit No. 1249 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, and Instrument No. 20150130-0009095, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "A" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Charles Hathaway Steedman, married, by Warranty Deed from Marc Neal Siegel, an unmarried man, of record in Instrument No. 20221101-0118020, dated October 11, 2022, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1249 4th Ave. N., Nashville, TN 37208.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 20, 2025 (date of document).

Affiant Signature

8-15-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

