Karen Johnson Davidson County Batch # 1313952 DEEDQC 08/25/2025 11 24 59 AM 3 pgs Fees $17 00 Taxes $0 00 20250825-0067790	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 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 ADAMS OVERTON REVOCABLE LIVING TRUST	**SAME**	**102-04-0-C-003.00co**
(NAME) **6411 Charlotte Road Circle #103**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Robert B. Overton, III and Carol P. Adams, Tenants by the Entirety,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Robert B. Overton, III and Carol P. Adams, Trustees of THE ADAMS OVERTON REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE ADAMS OVERTON REVOCABLE LIVING TRUST, Dated August 22, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 103 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Flats at West Meade, a Condominium Development, of record In Instrument No. 20191029-0111038 amended in Instrument No. 20201008-0117351, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for placement of Units as shown on Exhibits "C-1" and "C-2" to the Declaration, of record in Instrument No 20191029-0111038, said Register's Office, for a more complete Identification and description of such Unit.

Further being the same property conveyed to Robert B. Overton, III and Carol P Adams, Tenants by the Entirety, from Craighead Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated April 21, 2021, and recorded on April 22, 2021, of record in Instrument No. 20210422-0053818, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following

1 The Plan of record as set out on Exhibits "C-1" and "C-2" to the Declarations, as of record In Instrument

No 20191029-0111038, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein

2 The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

3 hereafter established over, through or upon the land embracing the regime and building thereon, and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Flats at West Meade, a Condominium Development, of record in Instrument No 20191029-0111038 and amended in Instrument No 20201008-0117351, Register's Office for Davidson County, Tennessee

4 Charter of Flats at West Meade Owners Association, Inc , of record in Instrument No 20201113-0133934, Register's Office for Davidson County, Tennessee

5 All matters shown on the Plan of record in Plat Book 2133, page 28, Register's Office for Davidson County, Tennessee

6 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No 20190923- 0096479, Register's Office for Davidson County, Tennessee

7 Agreement for Dedication of Public Right-of-Way, of record in Instrument No 20191004-0101962, Register's Office for Davidson County, Tennessee

8 Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable

Unimproved ( )
This is improved (X) property, known as: **6411 Charlotte Road Circle #103, Nashville, TN 37209.**

Witness our hands, this the 22nd day of August, 2025.

Robert B. Overton, III

Carol P. Adams

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 **Robert B. Overton, III** 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 22nd day of August, **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

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 **Carol P. Adams** 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 her name in such capacity.

Witness my hand and official seal, this 22nd day of August, **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