Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1322681 DEEDQC
09/16/2025 08:27:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250916-0073656

Will Foston, et ux.

TO:

Will Daniel Foston and Rebera Elliott Foston, Trustees of the Foston Family Community Property Trust dated September 9, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 9th day of September, 2025, by and between **Will Foston and Rebera Foston, husband and wife** ("Grantors"), and **Will Daniel Foston and Rebera Elliott Foston, Trustees of the Foston Family Community Property Trust dated September 9, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 710 of The Rhythm at Music Row, a Condominium Development established pursuant to 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, under the Master Deed establishing The Rhythm at Music Row of record in Instrument 20070725-0088390, amended in Instruments 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950, 20110906-0068936, 20190404-0030779, and 20190404-0030780, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SUBJECT to liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rhythm at Music Row, as recorded in Instrument No. 20080402-0033103.

SUBJECT to Conditions, covenants, reservations, requirements> restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE RHYTHM AT MUSIC ROW Condominium of record in Instrument No. 20070725-0088390, as amended by instrument(s) of record in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950, 20110906-0068936, 20190404-0030779, and 20190404-0030780; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

SUBJECT to Covenants, Conditions and Restrictions as set forth in Restrictive Covenants of Arts Center Redevelopment Plan recorded in Book 10965, Page 404, as amended in Book 11625, Page 252.

SUBJECT to Easement for Easement for Driveway Agreement, recorded in Instrument No. 20030131- 0014020.

SUBJECT to Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.

SUBJECT to Easement for Right of Way, recorded in Instrument No. 20161021-0111269.

SUBJECT to Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047689.

BEING the same property conveyed to Will Foston and Rebera Foston, husband and wife, by Warranty Deed from Bonnie Dolson and George M. Dolson, wife and husband, dated May 1, 2020, and recorded on May 7, 2020, in Instrument No. 20200507-0047847, in the Register's Office for Davidson County, Tennessee.

This legal description is from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

For valuable consideration, the receipt of which is hereby acknowledged, Rebera E. Foston, the spouse of Will D. Foston, joins in the execution of this Quitclaim Deed and does hereby quitclaim, transfer, and convey to the Grantees herein any and all right, title, and interest that she may have in and to the subject property by virtue of the marital relationship.

This is improved property, known as: **1510 Demonbreun Street, #710, Nashville, TN 37203.**

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Will Foston
Grantor

Rebera Foston
Grantor

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Will Foston and Rebera Foston**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of September, 2025.

MORGAN A. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 11-15-28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Will Daniel Foston and Rebera Elliott Foston, Trustees P.O. Box 3905 Clarksville, TN 37043	Same/Owner	1510 Demonbreun Street, #710 Nashville, TN 37203 093 09 0A 034.00