Karen Johnson Davidson County
Batch# 1322794 DEEDQC
09/16/2025 10:41:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250916-0073788

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dylan Shane Sontag and Siobhan Bissonette Sontag, Co-Trustees 317 Garfield Street Nashville, TN 37208	Dylan Shane Sontag and Siobhan Bissonette Sontag, Co-Trustees 317 Garfield Street Nashville, TN 37208	082 05 0T 003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MELINDA C. SONTAG, TRUSTEE OF THE DYLAN SHANE SONTAG IRREVOCABLE TRUST (the "Grantor"), hereby quitclaim and convey to DYLAN SHANE SONTAG and SIOBHAN BISSONETTE SONTAG, CO-TRUSTEES OF THE SONTAG COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest as trustee in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 317 Garfield St., Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8TH day of SEPTEMBER, 2025.

Melinda C. Sontag, Trustee

MELINDA C. SONTAG, TRUSTEE OF
THE DYLAN SHANE SONTAG
IRREVOCABLE TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Melinda C. Sontag, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 8TH day of SEPTEMBER, 2025.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

Mackenzie L. Border

Notary Public
My Commission Expires: JAN. 22 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 8TH day of SEPTEMBER, 2025.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

Mackenzie L. Border

Notary Public
My Commission Expires: JAN. 22, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of for Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150807-0079079, and First Amendment of record in Instrument No. 20161228-0136094, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 4th & Garfield, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20150807-0079079, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed by deed of record as Instrument #20170306-0021759, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099417** BILL GARRETT, Davidson County Trans:T20170019016 DEEDWARR Recvd: 03/06/17 11:09 2 pgs Fees:13.00 Taxes:2201.50 20170306-0021759	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2017. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Melinda C. Sontag, Trustee of the Dylan Shane Sontag Irrevocable Trust 2400 Hidden River Ln Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-05-0T-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **4th & Garfield, LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to, **Melinda C. Sontag, Trustee of the Dylan Shane Sontag Irrevocable Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of for Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150807-0079079, and First Amendment of record in Instrument No. 20161228-0136094, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 4th & Garfield, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20150807-0079079, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to 4th & Garfield, LLC, a Georgia limited liability company by Warranty Deed from Mark Waynick and wife, Donya Waynick, of record in Instrument No. 20150701-0063678, Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015. Scrivener's Affidavit of record in Instrument No. 20170203-0011871

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150807-0079079, as amended in Instrument No 20161228-013094, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Homeowners Association of record in Instrument Number 20150807-0079074, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150618-0058167, in the Register's Office for Davidson County, Tennessee.

Easement Agreement for Public Street Right-of-Way of record in Instrument Number 20150616-0057138, in the Register's Office for Davidson County, Tennessee.

Easement Agreement for Public Utility of record in Instrument Number 20150624-0060386, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 317 Garfield Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2017.

4th & Garfield, LLC

By: Christopher A Rudd as Managing Member
of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC

State of Tennessee
County of Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher A. Rudd, 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 Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 3rd day of March, 2017.

Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 9-08-25 (date of document).

Lucretia Albert
Affiant Signature

09/09/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of September, 2025.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

