Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, 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# 1327196 DEEDQC
09/26/2025 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076807

Melissa Ann North

TO:

Melissa Ann North, Trustee of the Melissa Ann North Revocable Trust dated August 29, 2019

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of September, 2025, by and between **Melissa Ann North, an unmarried woman** ("Grantor"), and **Melissa Ann North, Trustee of the Melissa Ann North Revocable Trust dated August 29, 2019, and any amendments thereto** ("Grantee"),

WITNESSETH:

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

> BEING Unit 1203, Horizontal Property Regime of Encore, a Residential Condominium pursuant of Master Deed for Encore, a Residential Condominium, as shown on plat of record in Instrument No. 20080225-0018429, amended at Instrument Nos. 20151203-0122000; 20170324-0029048; 20181016-0102535; 20080225-0018425; 20111104-0086473; and 20111215-0097929, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Melissa Ann North, a single woman, by Warranty Deed from Cydney Miller, a single woman, dated December 31, 2021, and recorded on January 11, 2022, as Instrument No. 20220111-0003218, in the Register's Office for Davidson County, Tennessee.

This legal description was taken 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.

This is improved property, known as: **301 Demonbreun Street, Unit 1203, Nashville, TN 37201.**

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

Melissa A. North

Melissa Ann North
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Melissa Ann North**, 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 25th day of September, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Jennifer Wheeler
Notary Public

My Commission Expires: 1-28-26

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/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Melissa Ann North, Trustee 301 Demonbreun St., Unit 1203 Nashville, TN 37201	Same/Owner	301 Demonbreun St., Unit 1203 Nashville, TN 37201 093 06 0A 158.00

Certificate of Authenticity

I, Ariel Joaquin, 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 Sept. 25, 2025

Ariel Joaquin
Affiant Signature

9.25.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of Sept., 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026