Prepared by and return to
Law Office of Eric K Fox
103 Hazel Path Court Suite 6
2nd Floor Whitehall Building
Hendersonville TN 37075
From information provided by the parties

Karen Johnson
Batch # 1330400
10/06/2025 08 33 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251006-0079304

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That JUSTIN R. NEWELL, (herein "Grantor") for and in consideration of the sum of Zero Dollars ($0 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quitclaim and convey unto JUSTIN R NEWELL, as Trustee of the Revocable JUSTIN R NEWELL Living Trust 2025, dated October 3rd, 2025 (herein "Grantee") or Grantee's successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No 207 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

BEING the same property conveyed to Justin R Newell, an unmarried man, from Ontario Partners, Inc , a Tennessee corporation, by Warranty Deed on September 16th, 2022, and recorded on September 22nd, 2022, Instrument No 20220922-0105432, Register's Office, Davidson County, Tennessee

This is improved property, known as 1540 Lebanon Pike, Unit 207, Nashville, TN 37210

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

IN TESTIMONY THEREOF I have executed this instrument this 3rd day of October, 2025

Grantor:

X _____
JUSTIN R. NEWELL

Address of New Owner	Send Tax Bills to.	Map and Parcel
JUSTIN R NEWELL, as Trustee of the Revocable JUSTIN R NEWELLLiving Trust 2025 1252 Bear Branch Circle, Joelton, TN 37080	JUSTIN R. NEWELL, as Trustee of the Revocable JUSTIN R NEWELL Living Trust 2025 1252 Bear Branch Circle, Joelton, TN 37080	**094120A20700CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JUSTIN R NEWELL to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 3rd day of October, 2025

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name. JUSTIN R NEWELL, as Trustee of the Revocable JUSTIN R NEWELL Living Trust 2025, dated October 3rd, 2025, 1252 Bear Branch Circle, Joelton, TN 37080.

Grantee:

X

JUSTIN R NEWELL, as Trustee of the JUSTIN R. NEWELL Living Trust 2025, dated October 3rd, 2025.

Subscribed and sworn to before me this 3rd day of October, 2025.

Notary Public:

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028