PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (mht)

Karen Johnson Davidson County
Batch # 1340346 DEEDQC
10/30/2025 02 19 59 PM 3 pgs
Fees $17 00 Taxes $0 00
20251030-0086565

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
DeeDee Wade 323 Lauderdale Road Nashville, TN 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 131060E30100CO

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, the undersigned, **The Nelson Family Limited Partnership, a Tennessee limited partnership, and its General Partner, Mary N. Wade,** hereinafter called the **Grantor,** by these presents does hereby transfer, quitclaim and convey unto **DeeDee Wade**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantors' rights, titles and interests, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, horizontal property regime established by Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Buton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Nelson Family LTD, LP from Stafford Freeman McNamee, Jr. and wife, Peggy Ann McNamee, by Warranty Deed, dated June 2, 2021, and recorded on June 8, 2021, of record in Inst. No. 20210608-0076463, Register's Office for Davidson County, Tennessee, corrected by Scrivener's Affidavit Correcting Warranty Deed, correcting the name of the grantee to The Nelson Family Limited Partnership, a Tennessee limited partnership, dated March 29, 2022, and recorded April 1, 2022, of record in Inst. No. 20220401-0037890, Register's Office for Davidson County, Tennessee.

DeeDee Wade joins in the execution as the only other party in interest.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 301 Boxmere Place, Nashville, Tennessee 37215.

WITNESS THE EXECUTION HEREOF on October 28, 2025.

The Nelson Family Limited Partnership

Mary N Wade, General Partner

Mary N. Wade, General Partner

Mary N Wade, General Partner

Mary N. Wade, General Partner

DeeDee Wade

DeeDee Wade

State of Tennessee
County of Davidson

On October 28, 2025, before me the undersigned authority, personally appeared **Mary N. Wade** to me known (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged such person to be **General Partner of The Nelson Family Limited Partnership**, the within named bargainor, and that as such General Partner executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited partnership as General Partner.

Margaret H Taylor

Notary Public

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee
County of Davidson

On October 28, 2025, before me the undersigned authority, personally appeared **Mary N. Wade, the General Partner of The Nelson Family Limited Partnership**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary Public

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee
County of Davidson

On October 28, 2025, before me the undersigned authority, personally appeared **DeeDee Wade**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary Public

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is. $-0-

Affiant

Sworn and subscribed before me on October 28th, 2025.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028