Karen Johnson
Batch # 1341518
11/03/2025 10 49 36 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251103-0087273

Prepared By/Return Recorded Document to
Gearhiser, Peters, Elliott & Cannon, PLLC
320 McCallie Avenue
Chattanooga, Tennessee 37402

IT IS GRANTEE'S RESPONSIBILITY TO RECORD THIS DEED FAILURE TO DO SO COULD ADVERSELY AFFECT GRANTEE'S TITLE

GEARHISER, PETERS, ELLIOTT & CANNON, PLLC ("GEARHISER PETERS") MAKES NO REPRESENTATION AS TO THE MARKETABILITY OR INSURABILITY OF TITLE ALL INFORMATION CONTAINED HEREIN, INCLUDING, BUT NOT LIMITED TO, THE LEGAL DESCRIPTION FOR THE PROPERTY BEING CONVEYED, IS BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NOT BY GEARHISER PETERS

NO TITLE EXAMINATION HAS BEEN DONE AND GEARHISER PETERS SHALL HAVE NO LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION

GRANTEE MAY BE REQUIRED TO SEEK APPROVAL FROM THE LOCAL PLANNING COMMISSION IT IS GRANTEE'S RESPONSIBILITY TO INQUIRE WITH SAID COMMISSION TO DETERMINE ANY SPECIFICATIONS REGARDING THE USE OF THIS PROPERTY

THIS INSTRUMENT PREPARED BY
Gearhiser, Peters, Elliott & Cannon, PLLC, 320 McCallie Avenue, Chattanooga, TN 37402

NAME & ADDRESS OF PROPERTY OWNERS	SEND TAX BILLS TO	PARCEL ID
Sara Cunningham Tackett, Trustee	Same	117100A002 00
(NAME)	(NAME)	
P O Box 16154	Same	
(ADDRESS)	(ADDRESS)	
Chattanooga, Tennessee 37416	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00), cash in hand paid, and other non-monetary consideration which is hereby acknowledged, **SARA TACKETT, Married** (hereinafter "Grantor"), does hereby remise, release, transfer, convey and forever quitclaim unto **SARA CUNNINGHAM TACKETT, TRUSTEE U/A OF THE REVOCABLE TRUST AGREEMENT OF SARA CUNNINGHAM TACKETT DATED AUGUST 6, 2025, or her successors in trust,** (hereinafter "Grantee"), the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits, all of Grantor's right, title and interest in and to the following described property in Davidson County, Tennessee, to-wit

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantor makes no warranty, expressed or implied, as to the title of the described real estate and hereby conveys only such interest, if any, as Grantor has

[Signature on following page]

IN WITNESS WHEREOF, Grantor has hereunto set her hand on this 22nd day of October, 2025

Sara Tackett

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this the 22nd day of October, 2025, before me personally appeared Sara Tackett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who, upon oath, executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed

WITNESS my hand and Notarial Seal

KIM W KEYLON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public
My commission expires 1-22-29

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer, pursuant to T C A § 67-4-409(a)(1)(C)(vi) is $0 00

Sara Cunningham Tackett, Trustee

Affiant

Subscribed and sworn to before me on this
the 22nd day of October, 2025

Notary Public
My commission expires 1-22-29

KIM W KEYLON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit B in Valley Brook Townhouses, a Private Element Horizontal Property Regime, located on Valley Brook Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Valley Brook Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040927-0116381, Register's Office for Davidson County, Tennessee, to which reference is hereby made, The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Valley Brook Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040927-0116381, and By-Laws appended thereto as Exhibit "B", in said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

REFERENCE is made for prior title to Warranty Deed recorded in instrument number 20141231-0119147 in the Register's Office of Davidson County, Tennessee

ADDRESS: 2421 Crestmoor Road, Nashville, Tennessee 37215

PARCEL ID 117100A002 00

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY BROOK TOWNHOMES, as recorded in Plat Book 974, Page(s) 29, Plat Book 974, Pages 64 and 65, Plat Book 1130, Page 99 and Exhibit C of Instrument No. 20040927-0116381.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Valley Brook Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20040927-0116381.

Terms and provisions of by-Laws in Exhibit B of Instrument No. 20040927-0116381.

Charter of Valley Brook Townhouse Corporation recorded at Instrument No. 20040930-0117576.

Quitclaim Deed to Valley Brook Townhouse Corporation recorded at Instrument No. 20041230-0155031.

Attorney's Certificate recorded at Instrument No. 20080313-0025133.