Karen Johnson Davidson County
Batch# 1355325 DEEDQC
12/08/2025 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251208-0097498

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John Ross Condit 2224 Knowles Avenue Nashville, Tennessee 37204	NEW OWNERS	105-14-C-013.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ross Condit, Trustee, and Susan Condit, Trustee, the Trustees of the Ross and Susan Condit 2004 Revocable Living Trust,** by these presents does hereby quitclaim and convey unto **John Ross Condit,** his heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 2224 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, conditions and Restrictions of The Park at Melrose Townhomes, of record in Instrument 20070604-065994 and First Supplementary Declaration of Covenants in Instrument 20070614-0071575, 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 Units, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument 20070604-0065994, for a more complete identification and description of said units.

Being the same property conveyed to John Ross Condit, unmarried (the Grantee herein), Ross Condit, Trustee, and Susan Condit, Truste, the Trustees of the Ross and Susan Condit 2004 Revocable Living Trust, from Michal Leonard Jobe, joined by his spouse, Linda Jobe, by Warranty Deed dated July 1, 2013, and recorded July 3, 2013, in Instrument No. 20130703-0068806, Register's Office of Davidson County, Tennessee.

Commonly known as: 2224 Knowles Avenue, Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of December 2025.

Affiant

My commission expires: 1-24-2029
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of December 2025.

The Ross and Susan Condit 2004 Revocable Living Trust

Ross Condit, Trustee

Susan Condit, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ross Condit and Susan Condit**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Trustees** of **the Ross and Susan Condit 2004 Revocable Living Trust**, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this the 8th day of December 2025.

Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 _____.

Affiant Signature

8th day of December, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

