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Karen Johnson Davidson County
Batch # 1411586 DEEDQC
04/27/2026 09:38:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260427-0035985

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:
Mark Wesley Faulkner and Tricia Camille Faulkner, as Trustees
1901 Hillside Ave.
Nashville, Tennessee 37203

Map Parcel No.
105 09 2B 001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, MARK WESLEY FAULKNER and TRICIA CAMILLIE EDWARDS (now Faulkner) the GRANTORS, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to MARK WESLEY FAULKNER and TRICIA CAMILLE FAULKNER, as Trustees of THE FAULKNER FAMILY TRUST, U/A dated October 11, 2024, and any amendments thereto, the GRANTEE,

Whose mailing address is 1901 Hillside Ave., Nashville, Tennessee 37203;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit A of 1901 Hillside Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1901 Hillside Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043945, 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 1901 Hillside Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043945, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mark Wesley Faulkner, unmarried, and Tricia Camille Edwards, unmarried, tenants in common with rights of survivorship, by Warranty Deed from PFOX, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20160419-0038004 Register's Office for Davidson County, Tennessee.

This is improved property, known as 1901 Hillside Avenue, Nashville, Tennessee 37203;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 11th day of October, 2024.

MARK WESLEY FAULKNER

TRICIA CAMILLE FAULKNER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, MARK WESLEY FAULKNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 11th day of October, 2024.

NOTARY PUBLIC

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: August 15, 2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, TRICIA CAMILLE FAULKNER , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 11th day of October, 2024.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD