Karen Johnson Davidson County
Batch# 1426348 DEEDQC
05/28/2026 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260528-0048362

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Stanton R. Tait

TO:

Stanton Reid Tait, Trustee, or his successors in interest, of the Stanton Reid Tait Living Trust dated May 28, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 28th day of May, 2026, by **Stanton R. Tait, an unmarried man** ("Grantor"), to **Stanton Reid Tait, Trustee, or his successors in interest, of the Stanton Reid Tait Living Trust dated May 28, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **1706 18th Avenue South, Unit 311, Nashville, TN 37212**
PARCEL ID: **104-08-0M-409.00**

BEING Unit 409 along with 2 Parking Spaces, The Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551, amended in Instrument No. 20081112-0111695, amended in Instrument No. 20081124-0115172, amended in Instrument No. 20090224-0016363 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Stanton R. Tait, an unmarried man, by Warranty Deed from Gary Ervin and wife, Lisa Ervin, dated November 30, 2017, and recorded on December 1, 2017, in Instrument No. 20171201-0122945, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: **600 12th Avenue South, Unit 1502, Nashville, TN 37203**
PARCEL ID: **093-13-0C-288.00**

BEING Unit No. 1502 as set forth in the Master Deed Establishing Icon in the Gulch Master Condominium, a Condominium form of ownership and use int eh Manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee, and further by the Master Deed Establishing Icon in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667 in said Register's Office, said unit also being shown as part of Exhibits.

BEING the same property conveyed to Stanton R. Tait, an unmarried man, by Warranty Deed from Kyle Nieman, married, dated November 15, 2024, and recorded on November 20, 2024, in Instrument No. 20241120-0090513, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Stanton R. Tait
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stanton R. Tait**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of May, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11·5·29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Stanton Reid Tait, Trustee 1706 18th Ave. S., Unit 311 Nashville, TN 37212	Same/Owner	**PARCEL 1** 1706 18th Avenue South, Unit 311 Nashville, TN 37212 104-08-0M-409.00 **PARCEL 2** 600 12th Avenue South, Unit 1502 Nashville, TN 37203 093-13-0C-288.00

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 5.28.26 (date of document).

Ariel Joaquin
Affiant Signature

5.28.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 2026

Jennifer Wheeler
Notary's Signature

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY'S SEAL

MY COMMISSION EXPIRES: 11.5.29