This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 655601 DEEDQC
06/11/2021 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210611-0079336

QUITCLAIM DEED

Address New Owners:
Reese E. Currie
4120 Ridgefield DR Unit 416
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
116 03 0M 416.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Reese E. Currie, a single person (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Reese E. Currie, Trustee, and her successors in trust, of the Reese E. Currie Trust dated 10/14/2020 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 416, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.
>
> Being the same property conveyed to Reese E. Currie, a single person, by A. Warren Phillips III, a single person, by Warranty Deed recorded in Instrument Number 20120912-0082707, said Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.

This is improved property known as 4120 Ridgefield Drive Unit 416, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including (i) Any and all matters appearing as shown on plat of record in Plat Book 421, page 100, Plat Book 421, page 155, Instrument Nos. 20061114-

0140984 and 20081112-0111752, said Register's Office for Davidson County, Tennessee; (ii) Charter of record in Instrument No. 20081217-0120665; (iii) Master Deed of record in Instrument No. 20081223-0122172; and (iv) By-Laws of record in Instrument Nos. 20081223-0122172 and 20101207-0097450.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 7 day of June, 2021.

Reese E. Currie, Grantor

Reese E. Currie, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Reese E. Currie, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 7 day of June, 2021.

Notary Public

My Commission Expires: 07092022

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Reese E. Currie, Affiant

Reese E. Currie, Affiant

Subscribed and sworn to before me this 7 day of June, 2021.

Notary Public

My Commission Expires: 07092022

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202106110079336

CERTIFICATE OF AUTHENTICITY

I, Beverly Sebastian, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Beverly Sebastian

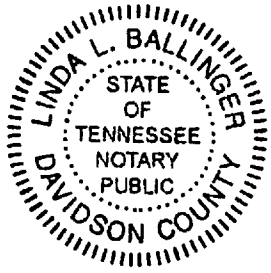
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Beverly Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of June, 2021.

Notary Public

My Commission Expires: 07-09-24



NOTARY PUBLIC
Linda L. Ballinger
My Commission Expires
July 9. 2024
STATE OF TENNESSEE

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