Karen Johnson Davidson County
Batch# 661289 DEEDQC
06/21/2021 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083605

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

O-SB-GR-21-931-A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brendan C. Donelson and Christina A. Donelson	**Same as new owner**	
(NAME)	(NAME)	**082-16-0D-003.00-CO**
931 Russell St Apt A,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN GLEAVES, TRUSTEE OF THE 931 RUSSELL STREET, UNIT A LIVING TRUST DATED DECEMBER 31, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENDAN C. DONELSON AND CHRISTINA A. DONELSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Lookout Flats Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-10 1, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11574, Page 878, as amended in Instrument No. 20070221-0021358, Register's Office for 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 Lookout Flats Condominiums as shown on Exhibit "A" to the Master Deed, of record in Book 11574, Page 878, as amended in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Christina R. Donelson and Cindy B. Ronveaux, tenants in common by Warranty deed from Anthony Taylor Bass, an unmarried man of record in Instrument No. 20161110-0119039 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 10, 2016. (Value of consideration shown in aforementioned deed $409,000.00.)

Being the same property conveyed to John Gleaves, Trustee of the 931 Russell Street, Unit a Living Trust Dated December 31, 2017 by Quitclaim deed from Christina Donelson, married and Cindy Ronveaux, unmarried of record in Instrument No. 20180222-0016807 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on February 2, 2018. (Value of consideration shown in aforementioned deed $0.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **931 Russell St Apt A, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 18 day of June, 2021.

John Gleaves, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, Trustee of the 931 Russell Street, Unit a Living Trust Dated December 31, 2017 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18 day of June, 2021.

Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY