This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 721244 DEEDQC
09/22/2021 09:37:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210922-0127167

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Fortunate 1 Rev. Living Trust 4120 Ridgefield Dr. Suite 402 Nashville, TN 37205	New Owner	116-03-0M-402.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Kevin D. Montgomery, Trustee of the 4120 Ridgefield Drive 402 Land Trust** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Fortunate 1 Revocable Living Trust UAD September 20, 2021,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of Belle Meade Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominiums of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed. Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Marcello, a single woman by Warranty Deed from Dudley A. Cheadle and Mary Katherine Barnard n/k/a Mary Katherine Barnard Cheadle, husband and wife, recorded on the 25th day of September, 2015 in Instrument No. 20150925-0097834, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kevin D. Montgomery, Trustee of the 4120 Ridgefield Drive 402 Land Trust by Quitclaim Deed from Stephanie Marcello, a single woman, dated April 18, 2019, of record in Instrument No. 20190423-0037220, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property is known as 4120 Ridgefield Dr., #402, Nashville, TN 37205.

Witness my hand this 20th day of September, 2021

KEVIN D. MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin D. Montgomery with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of The 4120 Ridgefield Drive 402 Land Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 20th day of September, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2021.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public