Karen Johnson Davidson County
Batch# 963268 DEEDQC
01/23/2023 09:08:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230123-0004958

This Instrument prepared by:
John D. Kitch, Attorney
211 Athens Way, Suite 200
Nashville, Tennessee 37228

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Carol Ludwig on this the 9th day of January, 2023, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto St. David's Episcopal Church, 6501 Pennywell, Nashville, Tennessee 37205, all her right, title and interest in and to the following described real estate, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 705, together with the Carport designated No. 705-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, and Book 8123, Page 690, as amended in Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 396, et seq., 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 apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Section 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Ludwig by operation of law upon the death of Kathryn Carlson on December 14, 2022, she having died intestate and Carol Ludwig being her only living heir at law, as evidenced by Affidavit of Heirship of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Carlson by The Dorothy C. Orten Revocable Living Trust, by Warranty Deed dated September 1, 2004 of record in Instrument No. 20040903-0106878, Register's Office for Davidson County, Tennessee.

This is property with a common address of 705 General George Patton Road, Nashville, TN 37221-2460.

IN TESTIMONY WHEREOF I have hereunto set my hand this 9th day of January, 2023.

Carol M Ludwig

CAROL LUDWIG

STATE OF TENNESSEE
COUNTY OF DAVIDON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally

appeared Carol Ludwig with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9th day of January, 2023.

Notary Public

My commission expires: 5/9/2023

JOHN D KITCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is zero as the transfer is a gift to St. David's Episcopal Church.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 9th day of January 2023.

Notary Public

My commission expires: 5/9/2023

JOHN D KITCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023

The following information is not a part of this Deed:

Property Address:	705 General George Patton Road Nashville, Tennessee 37221
Owner's Name and Address	St. David's Episcopal Church 6501 Pennywell Drive Nashville, Tennessee 37205
Parcel Number	142-09-0-F 705.00 CO
Mail Tax Bills to:	St. David's Episcopal Church 6501 Pennywell Drive Nashville, Tennessee 37205