Karen Johnson Davidson County
Batch# 983429 DEEDQC
03/22/2023 02:09:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230322-0020832

Davidson County
Deed from Gena to Trust
6902 Highland Park Drive

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD,
a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
James Paul Donnelly Family Trust c/o John P. "Bubba" Donnelly 3001 Owen Drive Nashville, TN 37013	**(SAME)**	**Parcel: 143-3C-8.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, GENA DONNELLY (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto JOHN P. ("Bubba") DONNELLY, TRUSTEE of the JAMES PAUL DONNELLY FAMILY TRUST created under the Last Will and Testament of James Paul Donnelly dated January 14, 2020, its successors and assigns, all of her right, title, and interest in and to the following described property located Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2 on the plan of Phase One Harpeth Glen Condominium Apartments, of record in Book 4460, page 42, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to James P. Donnelly and Gena Donnelly, a married couple by Deed dated May 31, 2006, from Jeffrey A. Turnbough and Susan Crowson Turnbough, a married couple, of record as Instrument # 20060602-0065478 Register's Office for Davidson County, Tennessee.

This is improved property known as 6902 Highland Park Drive, Nashville, Tennessee 37205.

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 13rd day of February, 2023.

Gena D. Donnelly

Gena Donnelly, Grantor

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Duval)

Personally appeared before me Dena Clay, a Notary Public of this County, GENA DONNELLY, 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, at office, this 13rd day of February, 2023.

DENA F. CLAY
Commission # GG 342184
Expires September 26, 2023
Bonded Thru Budget Notary Services

Dena F. Clay

Notary Public
My Commission Expires: 09-26-2023

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) [formerly 67-4-409(a)(4)] OF THE TENNESSEE CODE ANNOTATED.

John P. Donnelly

John P. ("Bubba") Donnelly, Trustee

Sworn and subscribed to before me this 15 **day of** February **, 2023.**

My Commission Expires: 3/22/2026

Notary Public

SAM AVELLO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY