Karen Johnson Davidson County
Batch# 1004360 DEEDQC
05/17/2023 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230517-0037063

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

TRUSTEE'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Elizabeth Bandy Abrams, Trustee of the Mary Louise Bandy Revocable Trust 115 Woodmont Blvd., Apt. 515 Nashville, TN 37205	Elizabeth Bandy Abrams, Trustee of the Mary Louise Bandy Revocable Trust 115 Woodmont Blvd., Apt. 515 Nashville, TN 37205	129 11 0A 280.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ELIZABETH B. ABRAMS, TRUSTEE OF THE BANDY FAMILY TRUST U/W/O PRESTON H. BANDY, and not further or otherwise, does hereby quitclaim and convey unto ELIZABETH BANDY ABRAMS, TRUSTEE OF THE MARY LOUISE BANDY REVOCABLE TRUST, established on April 23, 2023, her successors in trust and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary all of her right, title and interest as Trustee of the Bandy Family Trust u/w/o Preston H. Bandy in and to the property described on Exhibit A hereof, consisting of an undivided one-half (1/2) interest in said property.

The foregoing description is the same as that contained in the prior deed.

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

This is improved property known as 280 Cana Circle, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, I have executed this instrument on this 11 day of May, 2023.

Elizabeth B. Abrams Trustee
ELIZABETH B. ABRAMS, TRUSTEE OF THE BANDY FAMILY TRUST U/W/O PRESTON H. BANDY

35563353.1

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

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth B. Abrams, the within named bargainor and Trustee, 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 11th day of May, 2023.

NOTARY PUBLIC STATE OF FLORIDA

MARY LEE MATTIS
Commission # HH 089498
Expires March 6, 2025
Bonded Thru Budget Notary Services

Mary Lee Mattis
Notary Public

My Commission Expires:
March 6, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me
this 17 day of May, 2023.

Notary Public

My Commission Expires:

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

35563353.1

EXHIBIT A

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 120R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, 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 for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master deed for proper identification.

Being the same property in which Elizabeth B. Abrams, Trustee of the Bandy Family Trust u/w/o Preston H. Bandy acquired a one-third (1/3) undivided remainder interest from Mary L. Bandy. Executor of the Estate of Preston H. Bandy, by Quitclaim Deed of record in Instrument No. 20146430-0036496, Register's Office of Davidson County, Tennessee. See also Trustee's Quitclaim Deed of record in Instrument No. 20090706-0062946.

Being the same property in which Elizabeth B. Abrams, Trustee of the Bandy Family Trust u/w/o Preston H. Bandy acquired a one-sixth (1/6) undivided remainder interest from Norma C. Johnson by Quitclaim Deed of record in Instrument No. 20140506-0038674, Register's Office of Davidson County, Tennessee. See also Trustee's Quitclaim Deed of record in Instrument No. 20090706-0062946.

Being the same property in which Elizabeth B. Abrams, Trustee of the Bandy Family Trust u/w/o Preston H. Bandy acquired a one-half (1/2) undivided remainder interest from St. Henry's Property Development, Inc. by Warranty Deed of record in Instrument No. 20140630-0057065, Register's Office of Davidson County, Tennessee, subject to a life estate in favor of Martine H. Kendall.

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 11, 2023 (date of document).

Affiant Signature

05/17/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of May, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.07.2026

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