This instrument prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1020579 DEEDQC
06/29/2023 09 20 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20230629-0049584

**STATE OF TENNESSEE**
**COUNTY OF WILIAMSON**
The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Notary public
Commission expires: _____

R MARK DOUGALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-08-2023

**This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Loretta Wilbur<br>307 Seven Spring Way, #301<br>Brentwood, TN 37027 | SAME | 160-150-DO-63.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, **Loretta Wilbur, Trustee of the Blair K. and Loretta Wilbur Revocable Trust dated November 17, 2004 ("Grantor")** by these presents, does hereby quitclaim and convey unto **Loretta Wilbur ("Grantee"),** her heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property in **DAVIDSON** County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 63 of St. Martin Square at Seven Springs Condominiums, a Horizontal Property Regime, located on Seven Springs Way, Brentwood, TN, as shown on the plat of Phase II, St. Martin Square at Seven Springs Condominiums, established and described in a Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, 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 St. Martin Square at Seven Springs Condo, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws appended thereto as Exhibit "C", Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Blair K. Wilbur and Loretta Wilbur, Trustees of the Blair K. Wilbur and Loretta Wilbur Revocable Trust dated November 17, 2004, by Warranty deed from St. Martin Square, Inc., a Tennessee corporation, of record in Instrument No. 10071003-0117965, Register's Office for Davidson County, Tennessee. The said Blair K. Wilbur having since died on November 13, 2019, leaving Loretta Wilbur as the sole Trustee of such trust.

Subject to such limitations, restrictions and encumbrances as affect the premises.

This is improved property known as 307 Seven Spring Way #301, Brentwood, TN 37027.

Loretta Wilbur affirms under penalty of perjury that of the Blair K. and Loretta Wilbur Revocable Trust dated November 17, 2004, as from time to time amended, she is: the sole surviving Grantor of said trust, the sole Trustee of said trust, the sole primary beneficiary of said trust, and that she is fully authorized by said trust to execute this deed.

WITNESS MY HAND this 28th day of June, 2023.

Grantor:

Loretta Wilbur

**Loretta Wilbur, Sole Trustee**
**of the Blair and Loretta Wilbur**
**Revocable Trust dated November 17, 2004**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public for said State, **Loretta Wilbur**, the within named Grantor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: _____

R MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023