108 Westfield Drive to
Nyma and Roe
Davidson County
Step 3

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

Karen Johnson Davidson County
Batch# 1023060 DEEDQC
07/06/2023 09:46:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230706-0051588

CO-TRUSTEE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Nyma Massey Bowman and William R. Massey, Jr. 699 Bay Point Drive Gallatin, TN 37066	(SAME)	128-12-A-108

Mary Frances Massey (hereinafter referred to as the "Decedent") died on February 11, 2023, leaving a Last Will and Testament dated May 2, 2017. The Last Will and Testament was admitted to probate on March 27, 2023, in the Chancery Court, Probate Division, for Sumner County, Tennessee, and assigned the case number 23PR-142. Mary Frances Massey also created a certain trust by an instrument dated May 2, 2017, known as the Massey 2017 Joint Revocable Trust. Mary Frances Massey and Nyma Lucinda Bowman (a/k/a Nyma Massey Bowman) were the initial Co-Trustees. Nyma Massey Bowman and William R. Massey, Jr. are named as the successor Co-Trustees upon the death of Mary Frances Massey. As a result of the Decedent's death, the successor Co-Trustees wish to implement the plan of disposition for such property provided for in the said Massey 2017 Joint Revocable Trust.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Family Trust under the Massey 2017 Joint Revocable Trust (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, do hereby quitclaim and convey unto Nyma Massey Bowman and William R. Massey, Jr., each,

individually, a 50% undivided interest (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

BEING Apartment Unit No. 108 of the Westfield Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, page 771, as amended in Book 6736, page 110 and further amended in Book 6801, page 962 and Book 6831, page 982 and Book 7271, page 256, 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 Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Family Trust under the Massey 2017 Joint Revocable Trust dated May 2, 2017 by Quitclaim Deed from Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Massey 2017 Joint Revocable Trust dated May 2, 2017, of record as Instrument No. 20230705-0051378, in Book _____, pages _____.

This is improved property known as: 108 Westfield Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Decedent as the initial Trustee of the Massey 2017 Joint Revocable Trust dated May 2, 2017. The draftsperson assumes no liability as to the accuracy thereof. 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 OUR HANDS this 27th day of June, 2023.

FAMILY TRUST UNDER MASSEY 2017 JOINT REVOCABLE TRUST, GRANTOR

By: Nyma Massey Bowman
Nyma Massey Bowman, Co-Trustee

By: W R Massey
William R. Massey, Jr., Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of June, 2023, before me personally appeared NYMA MASSEY BOWMAN, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Family Trust under the Massey 2017 Joint Revocable Trust and acknowledged that she executed the same as her free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27th day of June, 2023, before me personally appeared WILLIAM R. MASSEY, JR., to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Family Trust under the Massey 2017 Joint Revocable Trust and acknowledged that he executed the same as his free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(viii) [formerly 67-4-409(a)(3)(H)].