Karen Johnson Davidson County
Batch# 1045604 DEEDQC
09/01/2023 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230901-0068896

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Michelle Herbert, Trustee Katherine Leigh Sonday 2022 Trust PO Box 50022 Nashville, 37205	same	128 13 0A 329.00 CO

WHEREAS, John Sonday created the John Sonday Children's Trust dated December 22, 1996 (the "Trust"); and

WHEREAS, by that certain Resignation and Appointment of Successor Trustee Agreement dated February 16, 2022, Steve Herbert resigned as Trustee of the Trust, and Michelle Herbert was appointed as Trustee of the Trust; and

WHEREAS, pursuant to that certain Distribution and Termination of Trust Agreement dated May 12, 2022, Michelle Herbert as Trustee of the Trust wishes to transfer and convey all of the Trust's interest in certain real property located in Davidson County, Tennessee, to Michelle Herbert, Trustee of the Katherine Leigh Sonday 2022 Trust dated May 12, 2022.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Michelle Herbert, Trustee of the John Sonday Children's Trust dated December 22, 1996 (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Michelle Herbert, Trustee, and her successors in trust, of the Katherine Leigh Sonday 2022 Trust dated May 12, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 329 of Westfield condominiums, a Condominium, a Horizontal Property Regime, located on Westfield Drive, Nashville, Tennessee, the Plan being shown as Exhibit "D" to Amendment to Master Deed for the Westfield Condominiums of record in Book 6831, Page 982 and described in a Master Deed recorded in Book 6678, Page 771 as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256, 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 Westfield Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6678, Page 771 as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256 and By-Laws recorded in Book 6678, Page 802, Register's Office for

Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein.

Being the same property conveyed to Steve Herbert, Successor Trustee of the John Sonday Children's Trust dated December 22, 1996, by Warranty Deed dated July 27, 2018, from Thomas E. Brown Jr., an unmarried man, of record in Instrument Number 20180803-0076423, in the Register's Office of Davidson County, Tennessee.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 6831, Page 982; Book 6678, Page 771 amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.
2. Easement, Right and Right of Way of record in Book 4851, Page 918, Register's Office for said County.
3. Public Utility Easement to Harpeth Valley Utility District of record in Book 7803, page 694, Register's Office for said County.
4. Boundary Plats of record in book 6250, Page 590 and Book 6250, Page 748, Register's Office for said County.
5. Charter for Homeowners Association of record in Book 6746, Page 677, Register's Office for said County.
6. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominiums and recorded in Book 6678, Page 771; Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; Book 7271, Page 256; and Book 9608, Page 719, Register's Office for Davidson County, Tennessee.
7. Restrictions as recorded in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 329 Westfield Drive, Nashville, Tennessee 37221.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 31st day of July, 2023.

GRANTOR:

John Sonday Children's Trust dtd 12/22/1996

Michelle Herbert

Michelle Herbert, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Michelle Herbert, Grantor, who upon oath acknowledged that she is the Trustee of the John Sonday Children's Trust dtd 12/22/1996, 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 and seal at office in Nashville, Tennessee, this 31st day of July, 2023.

Notary Public

My Commission Expires: 4-30-25

LINDA HENSON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Michelle Herbert

Michelle Herbert, Affiant

Subscribed and sworn to before me this 31st day of July, 2023.

Notary Public

My Commission Expires: 4-30-25

LINDA HENSON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 July 31, 2023.

Carla Lovell

Carla Lovell

09/01/2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of September, 2023.

Notary Public

My Commission Expires: 7/7/2025

