Karen Johnson Davidson County
Batch# 1049252 DEEDQC
09/13/2023 08 19 47 AM 3 pgs
Fees $17 00 Taxes $0 00
20230913-0071661

This Instrument was prepared from information furnished by the parties without the benefit of a title examination

This instrument prepared by:

Name:	Jeffrey S Strickland, Esq
Firm	Strickland Law, PLLC
Address	3200 West End Avenue, Suite 500 Nashville, Tennessee 37203
Phone Number	615-739-6746

Address/Owners	Send Tax Bills To:	Map Parcel
Barbara A Reed, Trustee	Barbara A. Reed, Trustee	128 12 0A 023 00
320 Old Hickory Boulevard, Unit 511	320 Old Hickory Boulevard, Unit 511	
Nashville, Tennessee 37221	Nashville, Tennessee 37221	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Barbara A. Reed ("Grantor"), does hereby convey and quitclaim unto Barbara A Reed, Trustee, of the Barbara A Reed Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Being Unit No 23, Building No 5 on the Plan of Section 5, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq , as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No 20011011-0110875, as supplemented and amended by supplement and Amendment No 3, to the Master Deed, of record in Instrument No 20020313-0031651, Register's Office of 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 of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such Unit

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record

Being the same property conveyed to Barbara A. Reed, by warranty deed from Robert N Catanach and Belinda D Catanach, dated April 13, 2020, of record as Instrument No 20200416-0039747, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made

for a more complete and accurate description

This is improved property known as 320 Old Hickory Boulevard, Unit 511, Nashville, Tennessee 37221

This conveyance is made subject to the following.

1 All matters appearing on the plan of Eagle Ridge at the Reserve Condominiums of record in Master Deed 20020313-0031651, Register's Office for Davidson County, Tennessee
2 Charter for Eagle Ridge at the Resrve Homeowners Association, of record in Instrument No 20010112-0003836 and Instrument No 20010112-00003839, Register's Office for Davidson County, Tennessee
3 ByLaws of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee.
4. Subject to the Covenant, Condition, or Restriction, records as Instrument No. 20010116-0004521 in the official records of the Davidson County Register of Deeds

IN TESTIMONY WHEREOF, I have hereunto set my hands this 8th day of September, 2023

Barbara A. Reed

Barbara A Reed

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Barbara A. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 8th day of September, 2023.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires· September 2, 2024

I hereby swear or affirm that the actual consideration for this transfer is $0.00

Barbara A. Reed

Barbara A. Reed

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)



Sworn and subscribed before me this 8th day of September, 2023

Notary Public

My commission expires September 2, 2024