Karen Johnson Davidson County
Batch# 1055527 DEEDQC
09/29/2023 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230929-0076575

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The 175 Brooke Castle Trust 173 Privateer Lane Mt. Juliet, TN 37122	Same	075-08-0A-075.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DONNA L. STEVENSON, hereinafter "Grantor", hereby transfers, releases and conveys unto the TRUSTEE OF THE 175 BROOKE CASTLE TRUST u/t/a June 10, 2023, hereinafter "Grantee", successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County Tennessee, BEING Unit No. 175 on the Plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, amended in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said unit.

Being the same property conveyed to Donna L. Stevenson, by Quitclaim Deed from the Trustee of the Restated Donna L. Stevenson Revocable Trust Agreement, of record in Instrument No. 20230921-0074252, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations.

This improved property is known as 175 Brooke Castle Drive, Hermitage, TN 37076.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has caused this instrument to be dated and effective this 16 day of June, 2023.

GRANTOR:

Donna L. Stevenson
DONNA L. STEVENSON

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DONNA L. STEVENSON, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal at office, this 16 day of June, 2022.

Nicole Holg
Notary Public

My Commission Expires: 09.10.2025

NICOLE HOLGUIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Donna L. Stevenson
Affiant

Subscribed and sworn to before me,
this 16 day of June, 2023.

Nicole Holg
NOTARY PUBLIC

NICOLE HOLGUIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 09.10.2025

NSH 2632631.2

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 June 16, 2023 (date of document).

Affiant Signature

9/21/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of September, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

