Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1057313 DEEDWARR
10/04/2023 09.19 19 AM 3 pgs
Fees $17 00 Taxes $0 00
20231004-0077941

LYNDA SUSAN JERIS

TO: WARRANTY DEED

LYNDA S. JERIS, Trustee of the
DECLARATION OF TRUST OF LYNDA S. JERIS

THIS DEED OF REALTY, executed as of the 29 day of September, 2023, by Grantor, LYNDA SUSAN JERIS, an unmarried woman, to Grantee, LYNDA S. JERIS, Trustee of the DECLARATION OF TRUST OF LYNDA S. JERIS dated November 19, 2020, and any amendments,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit 104, Building 387, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013, as amended in Instrument No. 20211213-0164890 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Tenth Supplement to the Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats (Annexing Building 387) of record as Instrument No. 20211213- 0164890 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynda Susan Jeris, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 23, 2023, of record in Instrument No. 20230627-0048897, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assume; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

LYNDA SUSAN JERIS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LYNDA SUSAN JERIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of September, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis
Notary Public



Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Lynda S. Jeris, Trustee of the Declaration of Trust of Lynda S. Jeris 1026 Stoneleigh Lane, Unit 104 Nolensville, TN 37135	SAME/OWNER
Property Address:	Map and Parcel No.:
1026 Stoneleigh Lane, Unit 104 Nolensville, TN 37135	188-10-0J-104.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).