QUITCLAIM DEED

Karen Johnson
Batch# 1059102
10/10/2023 08 52 01 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20231010-0079422

STATE OF South Carolina COUNTY OF Spartanburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on Sept. 22 2023

NOTARY PUBLIC

My Commission Expires 4-14-2030

LORRY A. BRUCE MY COMM. EXP. NOTARY PUBLIC 04/14/2030 SOUTH CAROLINA

:d based solely upon by the Grantor, and a title search

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Laura S Allen & Roger J Sullivan, Co-Trustees 3626 W End Ave 104 Nashville, TN 37205	Laura S Allen & Roger J Sullivan, Co-Trustees 384 Peachtree Rd Spartanburg, SC 29302	104 09 0H 004 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Laura Stein Allen, a married woman, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Laura S Allen and Roger J Sullivan, Co-Trustees of the Laura S Allen Revocable Trust dated June 23, 2022, their successors and assigns, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

> Land in Davidson County, Tennessee, being known as Unit No D-104 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, as amended in Book 8708, Page 501, Book 11545, Page 870, Instrument Nos 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed
>
> Being the same property conveyed to Laura Stein Allen, a married woman, by Warranty Deed from Ruth Levitt, single, dated September 30th, 2021 and recorded October 8th, 2021, of record in Instrument No 20211008-0135699, Register's Office for Davidson County, Tennessee
>
> This is improved property, known as 3626 W End Ave 104, Nashville, Tennessee 37205

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

Laura Stein Allen

Laura Stein Allen

WITNESS my hand on September 22, 2023

STATE OF South Carolina

COUNTY OF Spartanburg

On Sept. 22, 2023, before me personally appeared Laura Stein Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 22 Sept., 2023

Lorry A Bruce

NOTARY PUBLIC

My Commission Expires 4-14-2030

LORRY A. BRUCE
MY COMM. EXP.
NOTARY
PUBLIC
04/14/2030
SOUTH CAROLINA