Karen Johnson Davidson County
Batch# 1068725 DEEDQC
11/06/2023 11:43:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231106-0086625

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charlotte Scanlan, Trustee 1723 Hillmont Drive Nashville, TN 37215	Charlotte Scanlan, Trustee 1723 Hillmont Drive Nashville, TN 37215	117 – 15 – 0Y– 001.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Charlotte Scanlan and husband, William Scanlan (collectively referred to hereunder as the "Grantors"), do hereby sell, transfer, convey, and quitclaim unto Charlotte Scanlan, Trustee of the Revocable Trust of Charlotte Scanlan U/A dated October 27, 2023 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantors' right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 27th day of October, 2023.

GRANTOR:

CHARLOTTE SCANLAN

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 27th day of October, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared CHARLOTTE SCANLAN, 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, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 27th day of October, 2023.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 20, 2024

GRANTOR:

WILLIAM SCANLAN

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 27th day of October, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared WILLIAM SCANLAN, 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, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 27th day of October, 2023.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 20, 2024

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

REVOCABLE TRUST OF CHARLOTTE SCANLAN U/A DATED OCTOBER 27, 2023

CHARLOTTE SCANLAN, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 27th day of October, 2023.

Notary Public
My Commission Expires: March 20, 2024

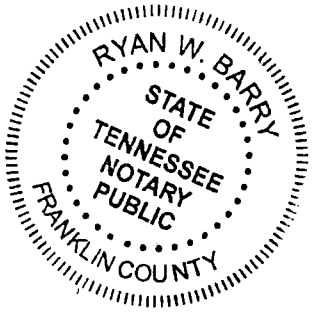


EXHIBIT A

MAP & PARCEL: 117 – 15 – 0Y– 001.00

REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit A (a/k/a Unit 1723), as shown on Declaration of Protective Covenants, Conditions and Restrictions for Hillmont Commons a Townhouse Planned Unit Development, of record in Instrument No. 20131230-0130928, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

SOURCE OF TITLE: Warranty Deed of record as Instrument No. 20230731-0058782, Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillmont Subdivision, as recorded in Plat Book 1424, Page(s) 37.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131230-0130928.

This is improved property located at 1723 Hillmont Drive, Nashville, TN 37215.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.