Karen Johnson Davidson County
Batch# 1074371 DEEDQC
11/22/2023 08:06:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0090791

THIS INSTRUMENT PREPARED BY:

Anne D. Waters
Attorney at Law
215 Ward Circle
Brentwood, Tennessee 37027
(615) 373-3771

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Deborah L. Ryan, Affiant

Subscribed and sworn to before me this 25 day of November, 2023.

Notary Public

My commission expires: 3/25/2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address New Owners as Follows:
Deborah L. Ryan, Trustee
Ryan Community Property Trust
82 Altentann
Nashville, TN 37215

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 131-05-C
Parcel 407

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Deborah L. Ryan, aka Deborah Saunders, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Deborah L. Ryan, in her capacity as Trustee of the Ryan Community Property Trust, and its beneficiaries, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 15th day of November, 2023.

Deborah L. Ryan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah L. Ryan, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that she executed the within instrument for the purposes therein contained, on this the 25 day of November, 2023.

My commission expires: 3/25/2024.

Notary Public

SEAL

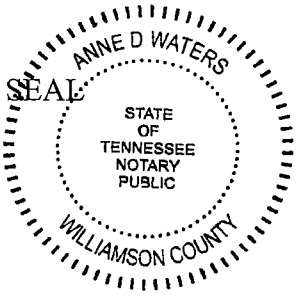


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows:

A part of The Hillsborough Condominiums tract as shown per plat of record in Book 6250, page 699, Register's Office for Davidson County, the part hereby conveyed being:

Unit No. 407 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to The Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 6822, page 721, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage in the land and general common elements.

Being the same property conveyed to Deborah Saunders by deed from Hillsborough-Harding Joint Venture of record in Book 7364, Page 582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 407 Clairton Court, Nashville, Tennessee 37215.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.