Karen Johnson Davidson County
Batch# 1076953 DEEDQC
11/30/2023 01:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231130-0092564

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 29 day of NOVEMBER, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES: [illegible]

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JUNE 2, 2024

(AFFIX SEAL)

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Nicole Ingersoll Trust Nicole Kim Ingersoll, Trustee 615 Old Hickory Blvd. #639 Nashville, TN 37209	Truist Bank 1001 Semmes Avenue Richmond, VA 23224	114-15-1B-055.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Nicole Kim Ingersoll, unmarried** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **Nicole Kim Ingersoll, and her successors and assigns, as Trustee of the Nicole Ingersoll Trust** (hereinafter "Grantee"), and its successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 55 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Nicole Kim Ingersoll, unmarried, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20230929-0076615, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 615 Old Hickory Blvd., #639, Nashville, TN 37209.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20230929-0076616 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 29 day of November, 2023.

Nicole Kim Ingersoll, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicole Kim Ingersoll,** the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, and further upon oath acknowledged that she did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 29 day of NOVEMBER, 2023.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 29th day of November, 20 23.

November 29, 2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of November, 2023.

Commission Expires: September 2, 2024

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public