QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Loretta Sellers
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 5 DAY OF December, 20 23.

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Affix Seal)

Teresa R. Lundine
Notary Public

My Commission Expires: 06/21/2025

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE LORETTA TOWNES REVOCABLE LIVING TRUST	SAME	121-04-0A-020.00
520 Williamsburg Drive		
Nashville, TN 37214		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORETTA SELLERS, a single woman,** hereinafter called the Grantor, has bargained and sold, and do hereby Quitclaim and convey unto **LORETTA SELLERS, Trustee of THE LORETTA TOWNES REVOCABLE LIVING TRUST,** a Trust created on 5 day of December, 2023, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

Karen Johnson Davidson County
Batch # 1079561 DEEDQC
12/07/2023 01:10:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20231207-0094642

This is ( ) unimproved property:

(X) improved property known as: 520 Williamsburg Drive, Nashville, TN 37214

Witness my hand this 5 day of Dec., 2023

Loretta Sellers
LORETTA SELLERS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **LORETTA SELLERS** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 5 day of December, 2023.

Notary Public

My Commission Expires: 06/21/2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. 520 on the Plan of Phase Two, Williamsburg Condominium Units, as established by the Master Deed of record in Book 7114, paged 443; Book 7210, page 948 and Book 7381, page 458, and as shown on the plan of record in Book 6900, page 266, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to Loretta Sellers from Ronald Spencer Bonner via Quitclaim Deed of record as Instrument Number 20230810-0062111 in the Register's Office for Davidson County, Tennessee.