Karen Johnson Davidson County
Batch# 1115249 DEEDQC
03/26/2024 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240326-0021027

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John H. Condon and Lori D. Condon 909 Clayton Avenue Nashville, TN37204	New Owners	11805018100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John H. Condon and Lori D. Condon, Co-Trustees, Condon Family Revocable Living Trust Agreement dated August 31, 2023** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John H. Condon and wife, Lori D. Condon** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 54-B on the Plan of Battlefield Estates. Section I, as of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to **John H. Condon and Lori D. Condon, Co-Trustees, Condon Family Revocable Living Trust Agreement dated August 31, 2023**, by Quitclaim Deed dated August 31, 2023, from **John H. Condon and wife, Lori D. Condon**, recorded in Instrument No. 20230906-0069737, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **909 Clayton Avenue, Nashville, TN 37204.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 26 day of MARCH 2024.

John H. Condon, Trustee
Condon Family Revocable Living
Trust Agreement dated August 31, 2023

Lori D. Condon, Trustee
Condon Family Revocable Living
Trust Agreement dated August 31, 2023

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 **John H. Condon, Trustee, Condon Family Revocable Living Trust Agreement dated August 31, 2023**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of March 2024.

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/1/2026

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 **Lori D. Condon, Trustee, Condon Family Revocable Living Trust Agreement dated August 31, 2023**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of March 2024.

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/1/2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 26 day of March 2024.

Notary Public

My Commission Expires: 1/11/2026

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 26, 2024.

Affiant Signature

March 26, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of March 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

