Karen Johnson Davidson County
Batch # 1118208 DEEDQC
04/03/2024 10:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240403-0023381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Sheri D. Fitzsimmons Revocable Living Trust	**Same**	**142 09 0H 038.00**
(NAME) **8905 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **SHERI D. FITZSIMMONS, an unmarried individual,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **SHERI D. FITZSIMMONS, TRUSTEE OF THE SHERI D. FITZSIMMONS REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE SHERI D. FITZSIMMONS REVOCABLE LIVING TRUST, Dated March 19, 2024**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

UNIT NO. 8905, Together with the Carport designated No. 8905-C, in River Plantation, Section IX, Phase II-F, A condominium, a horizontal property regime, located on Sawyer Brown road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, condominium apartments, recorded in Book 7900, Pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a master deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713, and amendment in Book 9326, Page 713, said Register's Office, and further described in annexation document of record in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341-346, and annexation document in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, Book 9053, Page 256, Book 9247, Page 951, and Book 9247, Page 951, Register's Office for said county.

Being the same property conveyed to Sheri D. Fitzsimmons, by Warranty Deed from Joan S. Hoffman, an unmarried individual, dated August 15, 2007, and recorded on August 23, 2007, of record in Instrument No. 20070823-0100996, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **8905 Sawyer Brown Road, Nashville, Tennessee 37221**

Witness our hands, this the 19th day of March, 2024.

SHERI D. FITZSIMMONS

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 **SHERI D. FITZSIMMONS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 19th day of March, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026