Karen Johnson Davidson County
Batch# 1124431 DEEDQC
04/18/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027814

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDEATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

Lee Anne Enoch Abernathy
AFFIANT

Subscribed and sworn to before me this the 18th day of April, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-5-2025
(AFFIX SEAL)

HELEN JULIANNE LACKEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LACKEY McDONALD, PLLC
1608 17th Ave. S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lee Anne Enoch Abernathy, Trustee 8098 Poplar Creek Road Nashville, TN 37221	Same	Map 131-01D Parcel 45.00

For and in consideration of the sum of $1.00, the receipt and sufficiency whereof is hereby acknowledged, and other good and valuable considerations, I, Lee Anne Enoch Abernathy (hereinafter called "Grantor"), surviving spouse of James D. Abernathy, Jr., and by these presents do transfer and convey all my right, title, and interest unto Lee Anne Enoch Abernathy, as Trustee for the LAE Abernathy Revocable Trust, (hereinafter called "Grantee"), its heirs, successors, beneficiaries, and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 45 also known as Apt. No. 7-D on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description; together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by the Master Deed and Bylaws of record in Book 5211, Page 325, amended in Book 5616, Page 133m and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Lee Anne Enoch Abernathy, married, from Seth M. Cohen and Wife, Rachel S. Cohen, by Warranty Deed, of record in Instrument Number 20050328-0033102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) Charter of record in Book 5233, Page 459, said Register's Office, (b) Master Deed and Bylaws of record in Book 5211, Page 325; Book 5616, Page 133; Book 6079, Page 516; Book 10225, Page 412, said Register's Office; (c) easements of record in Book 7873, Page 859, and Book 4308, Page 575, said Register's Office; and (d) all matters appearing on the plan of record in Book 5200, page 4, said Register's Office.

This being improved property, known as **5025 Hillsboro Road, Unit D-7, Nashville, Tennessee 37215.**

Witnessed my hand this the 18th day of April, 2024.

Lee Anne Enoch Abernathy

Lee Anne Enoch Abernathy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Anne Enoch Abernathy, the within named Bargainor, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand on official seal, this the 18th day of April, 2024.

(SEAL)

Notary Public

My Commission Expires: 11-5-2025

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Joseph L. Lackey, Jr., 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 April 18, 2024.

Affiant Signature

Date: April 18, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 18th day of April, 2024.

Notary's Signature

My Commission Expires: 11-5-2025

Seal:

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY