THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Jordan Hughes
Affiant

Subscribed and sworn to before me, this 24th day of April, 2024.

Karen Valentine
Notary Public

My commission expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Karen Johnson
Batch # 1128856
04/30/2024 09:12:40 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240430-0031195

THIS INSTRUMENT WAS PREPARED BY:
R. HOUSTON AKIN, ESQ.
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Purdy Family Trust	**New Owner(s)**	**052160A03000CO**
PO BO 695		
Madison, TN 37116		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Ashley Purdy, unmarried** , " GRANTOR", by these presents, does hereby quitclaim and convey unto **The Purdy Family Trust,** herein called "GRANTEE," her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit D-30, Neely's Bend Condominium, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, amended in Instrument Numbers 20020705-0080848 and 20040527-0062519, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of the property; together with the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit A-1 of said Master Deed. Reference is also made to the Plat of Neely's Bend Condominium, as shown on Plat of record in Book 5200, Page 200, in said Register's Office for a more complete identification and description of such units.

Being the same property conveyed to Ashley Purdy, unmarried, by Warranty Deed from Lucian Barbu and Regina Barbu, dated October 8, 2019, of record in Instrument No. 20191009-0103534, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1301 Neelys Bend Rd, Unit 30, Madison, TN 37115**

WITNESS our hands this 24 day of April, 2024.

Ashley Purdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Ashley Purdy,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of April, 2024 .

Karen Valentine
Notary Public

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY