Karen Johnson Davidson County
Batch# 1133239 DEEDQC
05/09/2024 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240509-0034363

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Betty Kate Jones
AFFIANT

Subscribed and sworn to before me on this day, May 9, 2024.

Notary Public

ERIC J. SCOTT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 27, 2026

My Commission Expires: 5/27/26

New Owner Address:
Betty Kate Jones
Revocable Living Trust
3704-A Estes Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
116 120 A 00100 CO

QUITCLAIM DEED

Betty Kate Jones ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Betty Kate Jones Revocable Living Trust**, dated May 9, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1 on the Plat of Estes Glen Residential Condominiums, Phase III, of record in Book 5060, page 43, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided one-twelfth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office; the carport adjacent to Unit No. 1 as shown on the Plat attached as Exhibit "A" to the Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Betty Kate Jones from Kevin Mawae and wife, Tracy Mawae by deed of record in Instrument No. 20120828-0077289, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3704-A Estes Road, Nashville, TN 37215.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to:

1. Taxes for the year 2024.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Estates Glen Residential Condominium, of record in Book 4923, Page 411, amended in Book 4927, page 793, and further amended in Book 5239, page 922, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5060, page 43, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4715, page 91, supplemented in Book 4885, page 50, Register's Office for Davidson County, Tennessee.
6. Easements of record in Book 3431, page 174, Book 4911, page 117, Book 7121, page 128, Book 5204, page 837, and Book 5202, page 388, Register's Office for Davidson County, Tennessee.

WITNESS my hand on this day, **May 9, 2024**.

Betty Kate Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Betty Kate Jones**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 9, 2024.

Notary Public

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 May 9, 2024.

Affiant Signature

5/9/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 9, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

